

STREET TRAFFIC STUDIES, LTD.

STEPHEN G. PETERSEN, P.E., PRESIDENT
December 4, 1983

MEMORANDUM

TO: Mr. John Howard
Cook, Howard, Downes and Tracy

FROM: Wes Guckert

SUBJECT: Proposed Office Building
P. Frederick Obrecht and Son
Maryland 45 and Greenmeadow Drive
Baltimore County

As requested I have conducted a planning study related to the proposed construction of a 36,330 square foot office building in the Timonium area. The purpose of the study was to determine the impact of the site generated trips on the nearby road system. The principal tasks undertaken for this study are outlined below:

- Field inspection of site area.
- Turning movement traffic counts at Maryland 45 and Greenmeadow Drive.
- Parking turnover study along Greenmeadow Drive.
- Analysis to determine amount of traffic to be generated.
- Analysis to determine impact on the local street system.

The results of my analysis show that the site, as proposed to be developed, will not have an adverse impact on traffic operations. The methodology used to conduct the study is detailed below.

PETITIONER'S EXHIBIT 3

Traffic Planning & Engineering Consulting • Traffic Counting • Signal Design • Traffic Impact & Adequate PUBLIC FACILITIES Analyses
Land Use & Transportation Planning
Principal Office - Washington/1606 S Westland Dr., Gaithersburg, Md 20877 301/948-1754
Offices: Baltimore/4 Prettyboy Garth, Parkton, Md. 21120 301/343-0950 • Columbia/7118 Tallman Lane, Columbia, Md. 21045 301/596-4617

Base Conditions

The 11.49 acre site is located along the north side of Greenmeadow Road approximately 200 ft. east of Maryland 45 (York Road). A vicinity map is shown on Exhibit 1. Maryland 45 is a five lane highway including a center left turn lane. The nearest signalized intersection is immediately to the south at the entrance to the Timonium Shopping Center (Murphy's Mart). Greenmeadow Drive is basically a 40 ft. closed section roadway with parking permitted along both sides. There is approximately 500 ft. between Maryland 45 and the first residential unit along Greenmeadow Drive. There is parking for approximately 25 cars on each side of the roadway in the vicinity of the building. Access to the site is proposed at a point approximately 420 ft. east of Maryland 45.

Parking Space Occupancy/Turnover Study

STS conducted a parking space occupancy and turnover study along Greenmeadow Drive from Maryland 45 to a point approximately 500 ft. east of York Road. The study was conducted in 30 minute intervals from 7:00 AM to 5:00 PM. The purpose of the study was to determine the existing use of the on-street parking spaces available in the vicinity of the site. There are approximately 25 spaces available on each side of the street in the area studied. The results of our study are shown below:

TIME	NO. OF SPACES OCCUPIED	
	North Side	South Side
7:00 AM	3	3
7:30	3	3
8:00	4	5
8:30	9	8
9:00	10	10
9:30	13	12
10:00	17	12
10:30	15	12
11:00	17	16
11:30	13	14
12:00	12	11
12:30	8	8
1:00	4	7
1:30	10	9

2

TIME	NO. OF SPACES OCCUPIED	
	North Side	South Side
2:00	12	10
2:30	12	12
3:00	9	10
3:30	10	12
4:00	13	13
4:30	9	13
5:00	5	10
Average	10	10

PARKING DURATION

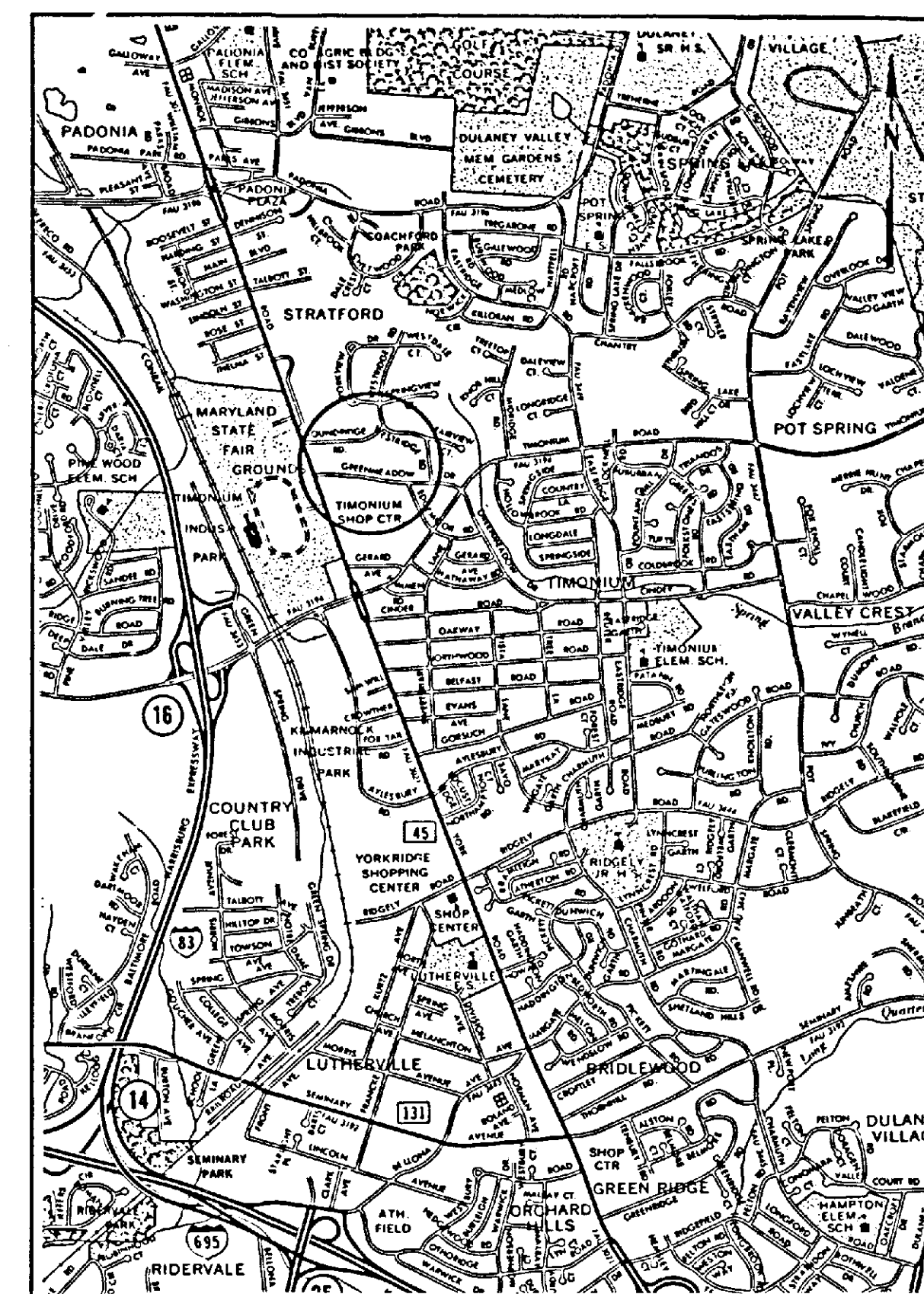
INTERVAL	PERCENT		CUMULATIVE	
	North	South	North	South
0-30 Min.	29%	29%	29%	29%
30-60 Min.	51%	31%	80%	60%
1-1½ Hrs.	6%	7%	86%	67%
1½-2 Hrs.	1%	7%	87%	74%
2-2½ Hrs.	--	4%	87%	78%
2½-3 Hrs.	1%	2%	88%	80%
3-5 Hrs.	7%	15%	95%	95%
5-7 Hrs.	--	--	95%	95%
More than 7 Hrs.	5%	5%	100%	100%

The results of the parking study shows that on the average only 20 of the available 50 parking spaces are occupied. Further, 60-80% of the vehicles are parked for 1 hour or less and only 5% appear to be "all-day" parkers (commuters).

Existing Traffic Volumes

STS conducted a turning movement count from 7-9 AM and 4-6 PM at Maryland 45/Greenmeadow Drive. The peak hour volumes are shown on Exhibit 2. A capacity analysis was conducted using the Critical Lane Method which shows the intersection is currently operating at a Level of Service "A" during both peak periods. Appendix C contains a description of the Levels of Service.

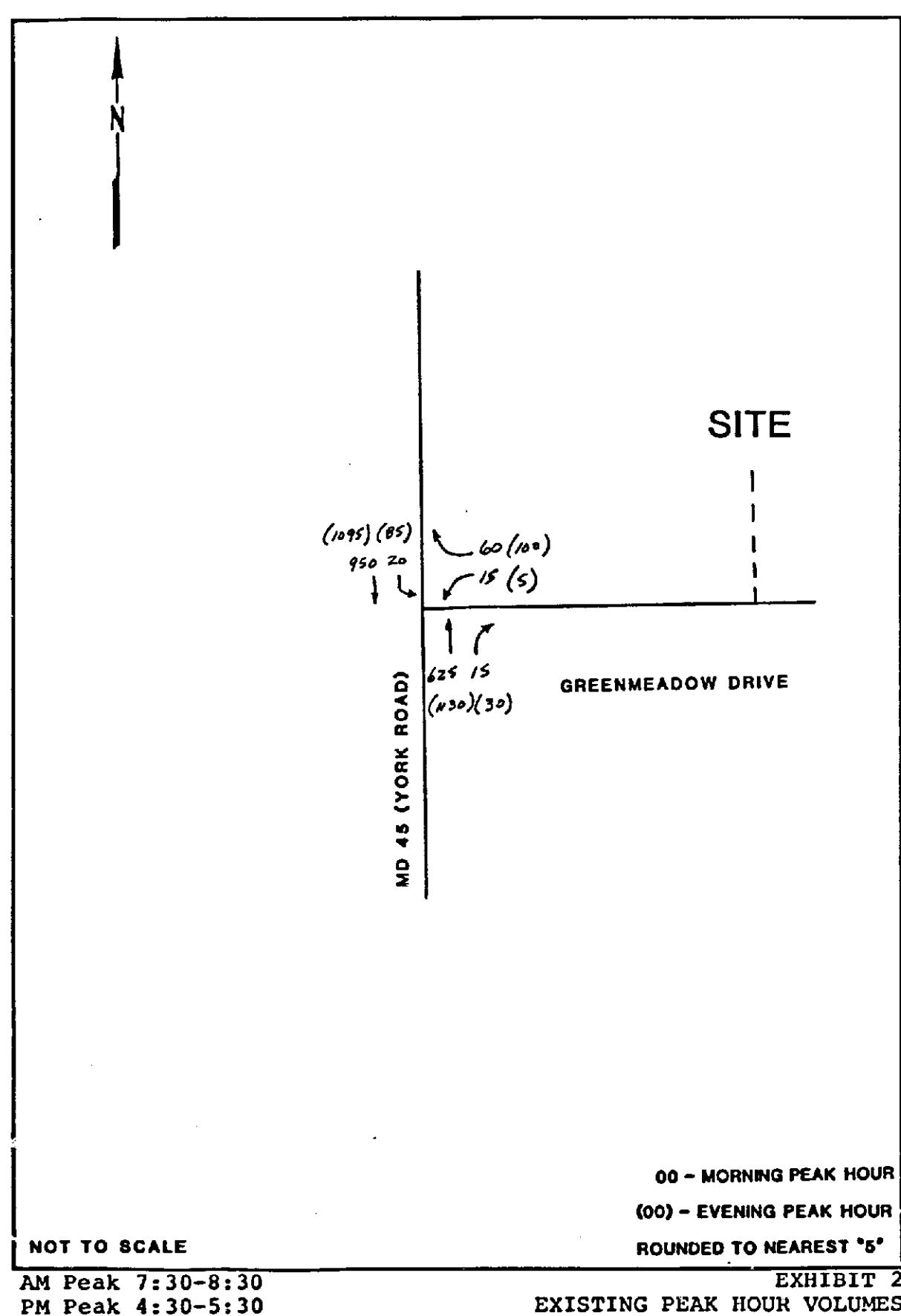
3



Scale 1" = 2000'

EXHIBIT 1
SITE AREA RELATIVE
TO NEARBY ROADNET

4



NOT TO SCALE

00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR
ROUNDED TO NEAREST "5"

EXHIBIT 2
EXISTING PEAK HOUR VOLUMES

AM Peak 7:30-8:30
PM Peak 4:30-5:30

5

Baltimore County conducted a traffic count and capacity study at Maryland 45/Timonium Road which shows that location to be operating in the mid range of Level of Service "D".

Baltimore County conducted a traffic count and I conducted a capacity analysis of Maryland 45/Padonia Road. That intersection is operating at a Level of Service "C".

Appendix A contains a copy of all of the traffic counts used in the analysis and Appendix B contains copies of the Critical Lane Worksheets.

Trip Generation and Distribution Rates

The site is proposed to be developed with 36,330 sq.ft. of office space and 89 parking spaces. The Institute of Transportation Engineers (ITE) Study was used to project peak hour trips.

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
TRIPS/1000 SQ.FT.	2.1	.4	2.5	.4	2.4	2.8
TRIPS/36,330 SQ.FT.	76	15	91	15	87	102

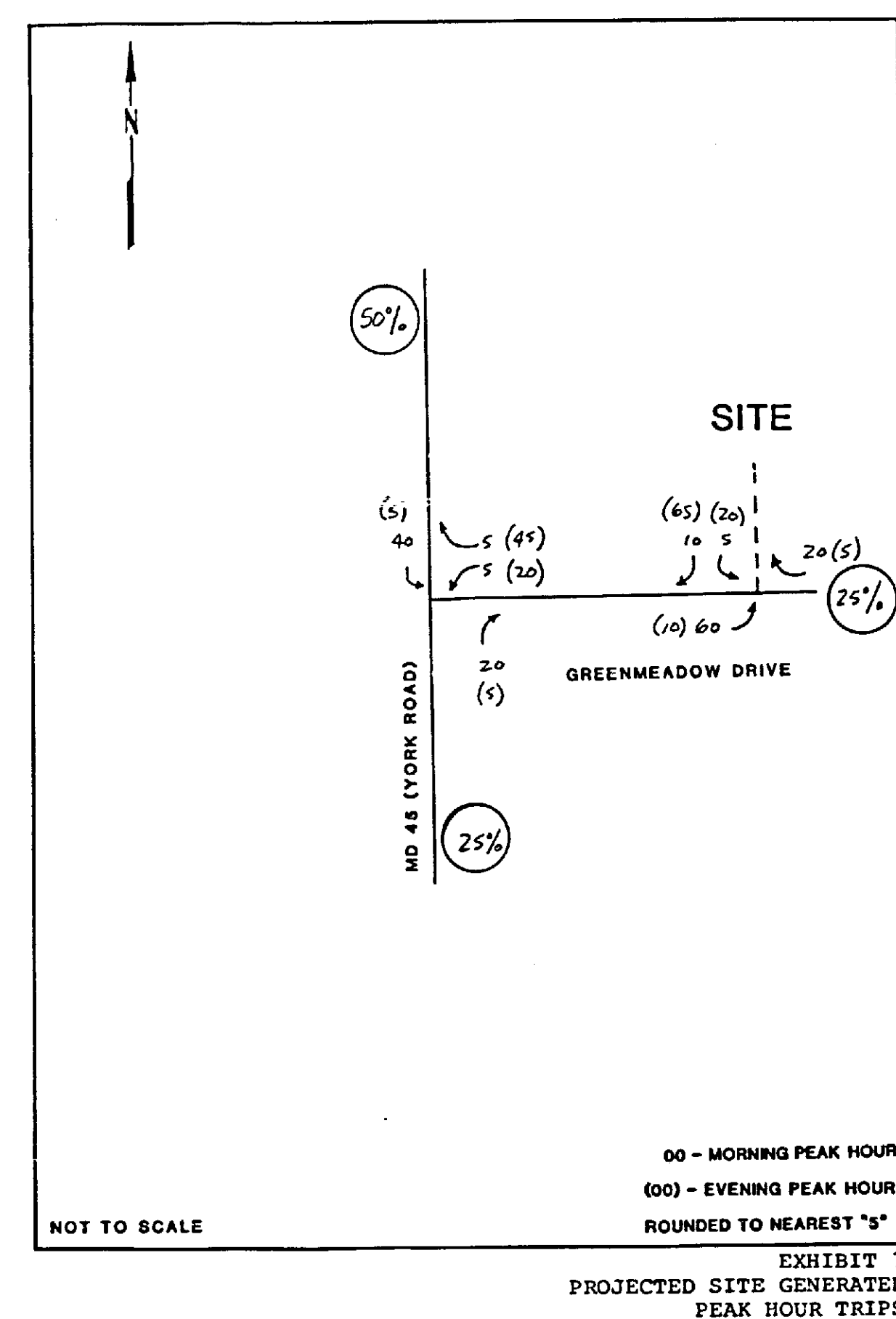
It is projected that 75% of the trips to and from the site will originate from Maryland 45. Exhibit 3 shows the peak hour trips assigned to both Maryland 45 and Greenmeadow Drive.

Exhibit 4 shows the combined existing plus projected peak hour trips.

Results and Conclusions

A capacity analysis was again conducted using the Exhibit 4 volumes which shows the Maryland 45/Greenmeadow Drive intersection will continue to operate at a satisfactory Level of Service "A". The small amount of traffic generated by the site will not cause a change in the Level of Service along Maryland 45 at either Padonia Road or Timonium Road. In conclusion, the use of the site will not have an adverse impact on the nearby road system.

6

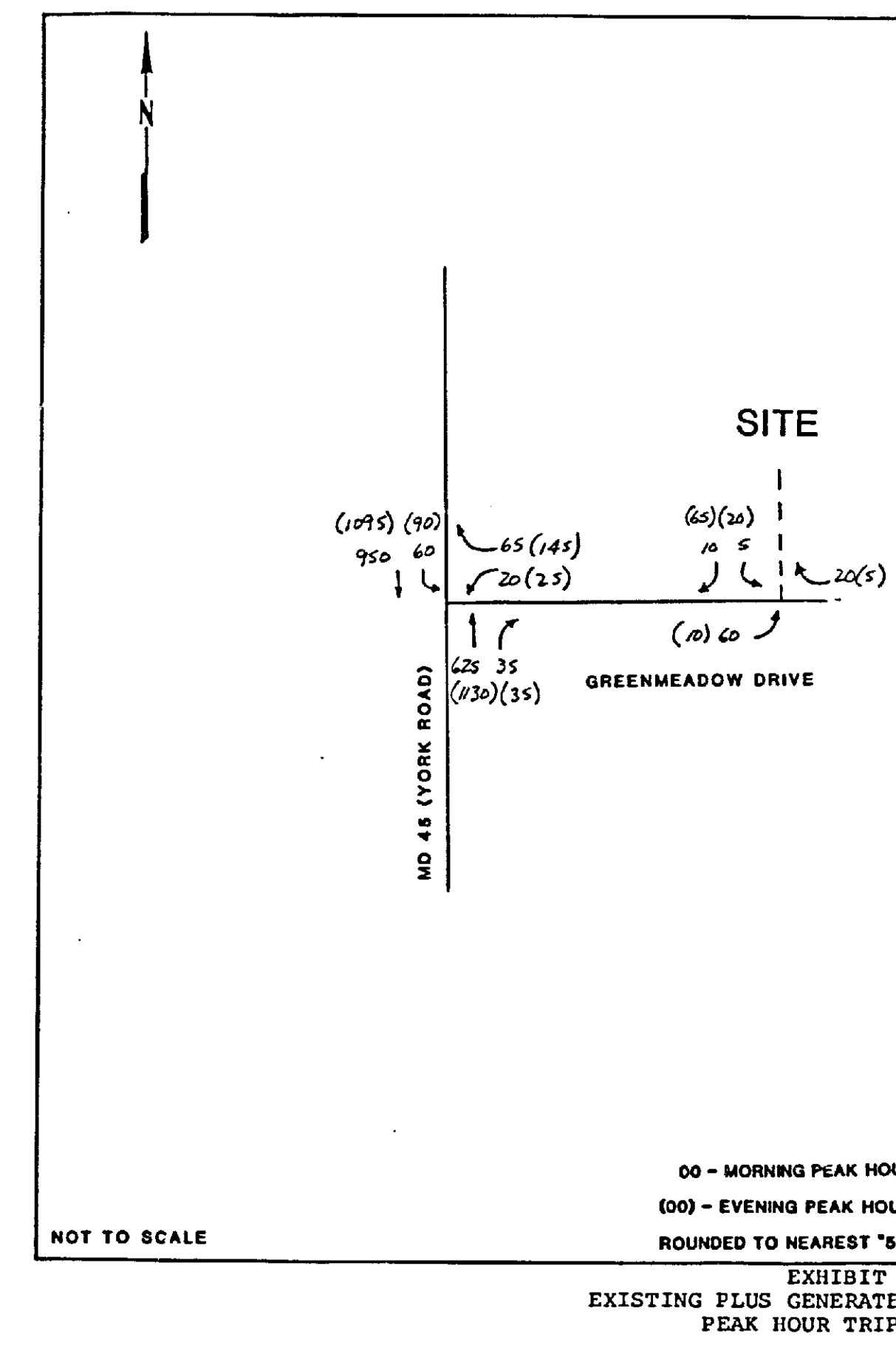


NOT TO SCALE

00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR
ROUNDED TO NEAREST "5"

EXHIBIT 3
PROJECTED SITE GENERATED
PEAK HOUR TRIPS

7



NOT TO SCALE

00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR
ROUNDED TO NEAREST "5"

EXHIBIT 4
EXISTING PLUS GENERATED
PEAK HOUR TRIPS

8

APPENDIX B
CRITICAL LANE WORKSHEETS

LOCATION: MO45 AND GREENSBORO DR. DATE: 12/3/83
CONDITION ANALYZED: EXISTING BY: JG

598/A

LOCATION: 1045 AND TRINITY RD DATE: 12/3/83
CONDITION ANALYZED: FAULTING 9/16/82 BY: [Signature]

1266/C

LOCATION: 11045 AND GREENMADDOX DR. DATE: 12/3/83
CONDITION ANALYZED: EXIST'NG & SITE BY: RLG

608/A[illegible][illegible]

DEPARTMENT OF TRANSPORTATION ENGINEERING BALTIMORE COUNTY, MARYLAND

TIME	NORTH BOUND			SOUTH BOUND			TOTAL	EAST BOUND			WEST BOUND			REMARKS
	L	S	R	L	S	R		L	S	R	L	S	R	
7-7:20	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:25	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:30	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:35	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:40	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:45	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:50	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-7:55	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:00	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:05	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:10	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:15	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:20	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:25	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:30	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:35	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:40	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:45	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:50	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-8:55	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:00	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:05	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:10	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:15	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:20	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:25	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:30	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:35	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:40	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:45	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:50	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
7-9:55	24	100	20	14	133	14	300	24	21	28	24	14	175	5426
8-00	24	100	20	14	133	14	300	24	21	28	24	14	175	5426

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of December, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Gerhold, Cross and Etzel, revised November 8, 1983, as approved by the County Review Group on October 27, 1983, and marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The primary entrance shall be on the north side of the building.
2. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division.
3. No building permits shall be issued until the expiration of any and all appeal periods.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE December 12, 1983

BY Mary Conynne Clark
ADMINISTRATIVE ASSISTANT

Base Conditions

The 11.49 acre site is located along the north side of Greenmeadow Road approximately 200 ft. east of Maryland 45 (York Road). A vicinity map is shown on Exhibit 1. Maryland 45 is a five lane highway including a center left turn lane. The nearest signalized intersection is immediately to the south at the entrance to the Timonium Shopping Center (Murphy's Mart). Greenmeadow Drive is basically a 40 ft. closed section roadway with parking permitted along both sides. There is approximately 500 ft. between Maryland 45 and the first residential unit along Greenmeadow Drive. There is parking for approximately 25 cars on each side of the roadway in the vicinity of the building. Access to the site is proposed at a point approximately 420 ft. east of Maryland 45.

Parking Space Occupancy/Turnover Study

STS conducted a parking space occupancy and turnover study along Greenmeadow Drive from Maryland 45 to a point approximately 500 ft. east of York Road. The study was conducted in 30 minute intervals from 7:00 AM to 5:00 PM. The purpose of the study was to determine the existing use of the on-street parking spaces available in the vicinity of the site. There are approximately 25 spaces available on each side of the street in the area studied. The results of our study are shown below:

TIME	NO. OF SPACES OCCUPIED	
	North Side	South Side
7:00 AM	3	3
7:30	3	3
8:00	4	5
8:30	9	8
9:00	10	10
9:30	13	12
10:00	17	12
10:30	15	12
11:00	17	16
11:30	13	14
12:00	12	11
12:30	8	8
1:00	4	7
1:30	10	9

Baltimore County conducted a traffic count and capacity study at Maryland 45/Timonium Road which shows that location to be operating in the mid range of Level of Service "D".

Baltimore County conducted a traffic count and I conducted a capacity analysis of Maryland 45/Padonia Road. That intersection is operating at a Level of Service "C".

Appendix A contains a copy of all of the traffic counts used in the analysis and Appendix B contains copies of the Critical Lane Worksheets.

Trip Generation and Distribution Rates

The site is proposed to be developed with 36,330 sq.ft. of office space and 89 parking spaces. The Institute of Transportation Engineers (ITE) Study was used to project peak hour trips.

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
TRIPS/1000 SQ.FT.	2.1	.4	2.5	.4	2.4	2.8
TRIPS/36,330 SQ.FT.	76	15	91	15	87	102

It is projected that 75% of the trips to and from the site will originate from Maryland 45. Exhibit 3 shows the peak hour trips assigned to both Maryland 45 and Greenmeadow Drive.

Exhibit 4 shows the combined existing plus projected peak hour trips.

Results and Conclusions

A capacity analysis was again conducted using the Exhibit 4 volumes which shows the Maryland 45/Greenmeadow Drive intersection will continue to operate at a satisfactory Level of Service "A". The small amount of traffic generated by the site will not cause a change in the Level of Service along Maryland 45 at either Padonia Road or Timonium Road. In conclusion, the use of the site will not have an adverse impact on the nearby road system.

TIME	NO. OF SPACES OCCUPIED	
	North Side	South Side
2:00	12	10
2:30	12	12
3:00	9	12
3:30	10	10
4:00	13	13
4:30	9	13
5:00	5	10
Average	10	10

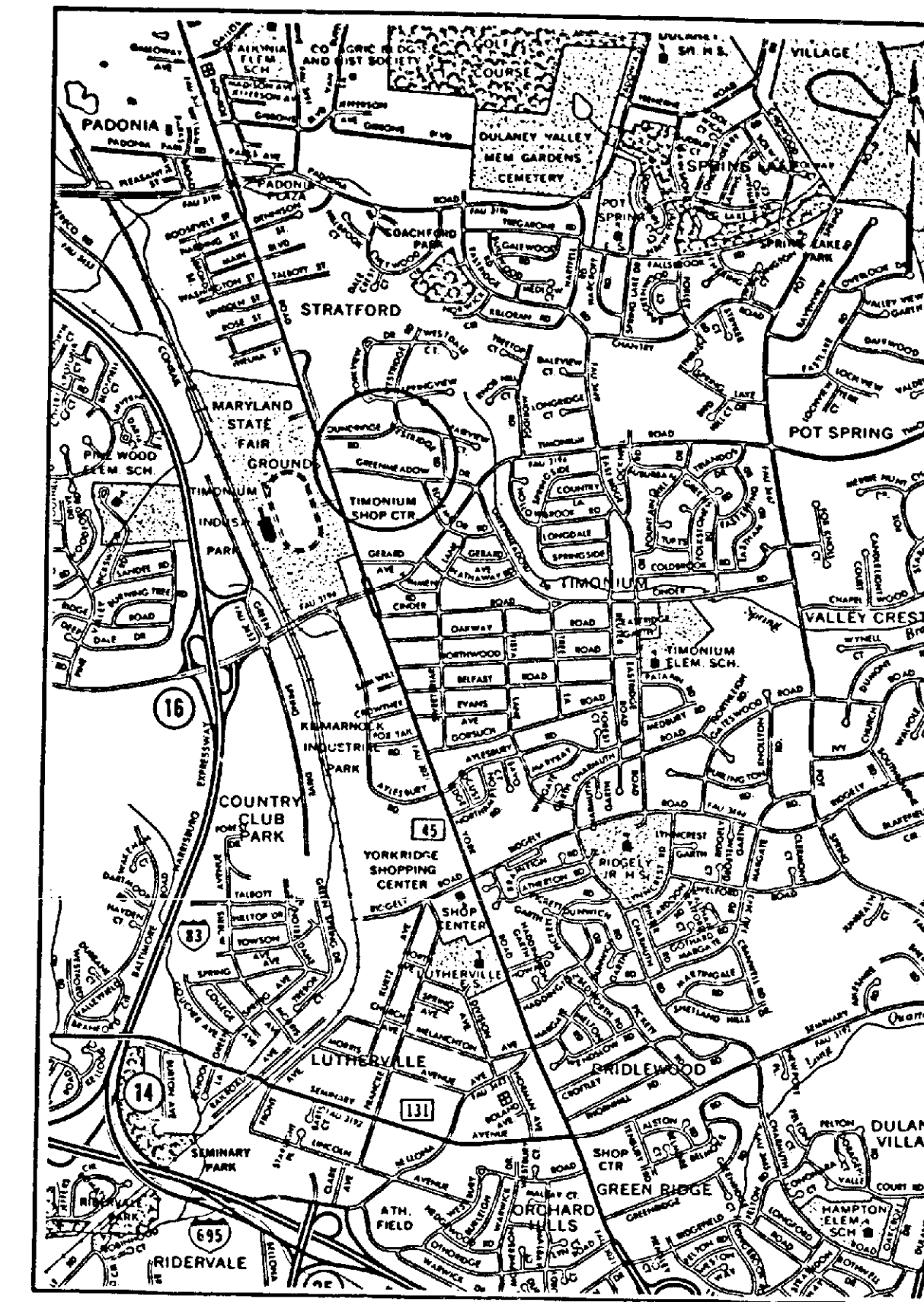
PARKING DURATION

INTERVAL	PERCENT		CUMULATIVE	
	North	South	North	South
0-30 Min.	29%	29%	29%	29%
30-60 Min.	51%	31%	80%	60%
1-1 1/2 Hrs.	6%	7%	86%	67%
1 1/2-2 Hrs.	1%	7%	87%	74%
2-2 1/2 Hrs.	--	4%	87%	78%
2 1/2-3 Hrs.	1%	2%	88%	80%
3-5 Hrs.	7%	15%	95%	95%
5-7 Hrs.	--	--	95%	95%
More than 7 Hrs.	5%	5%	100%	100%

The results of the parking study shows that on the average only 20 of the available 50 parking spaces are occupied. Further, 60-80% of the vehicles are parked for 1 hour or less and only 5% appear to be "all-day" parkers (commuters).

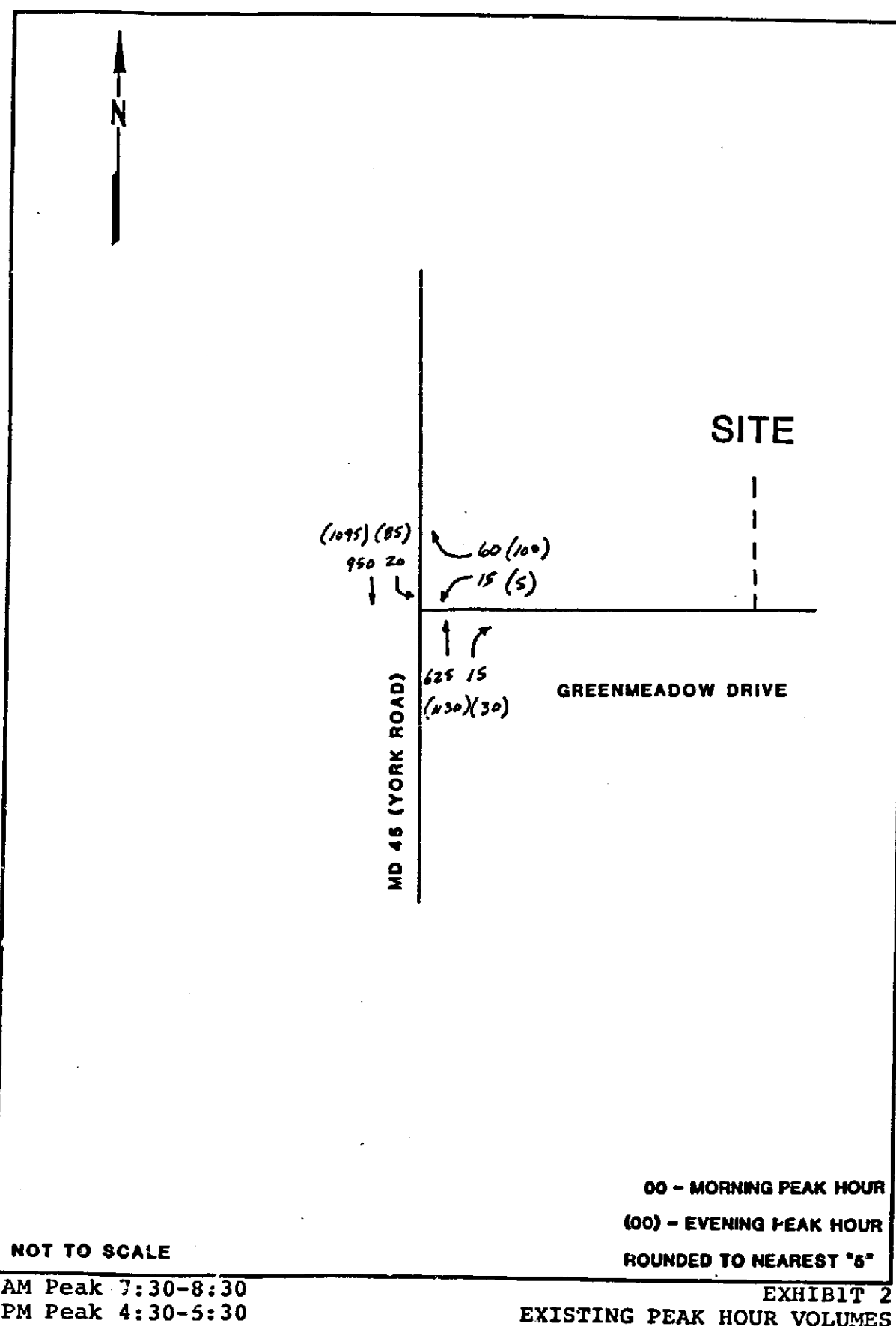
Existing Traffic Volumes

STS conducted a turning movement count from 7-9 AM and 4-6 PM at Maryland 45/Greenmeadow Drive. The peak hour volumes are shown on Exhibit 2. A capacity analysis was conducted using the Critical Lane Method which shows the intersection is currently operating at a Level of Service "A" during both peak periods. Appendix C contains a description of the Levels of Service.



Scale 1" = 2000'

EXHIBIT 1
SITE AREA RELATIVE
TO NEARBY ROADNET

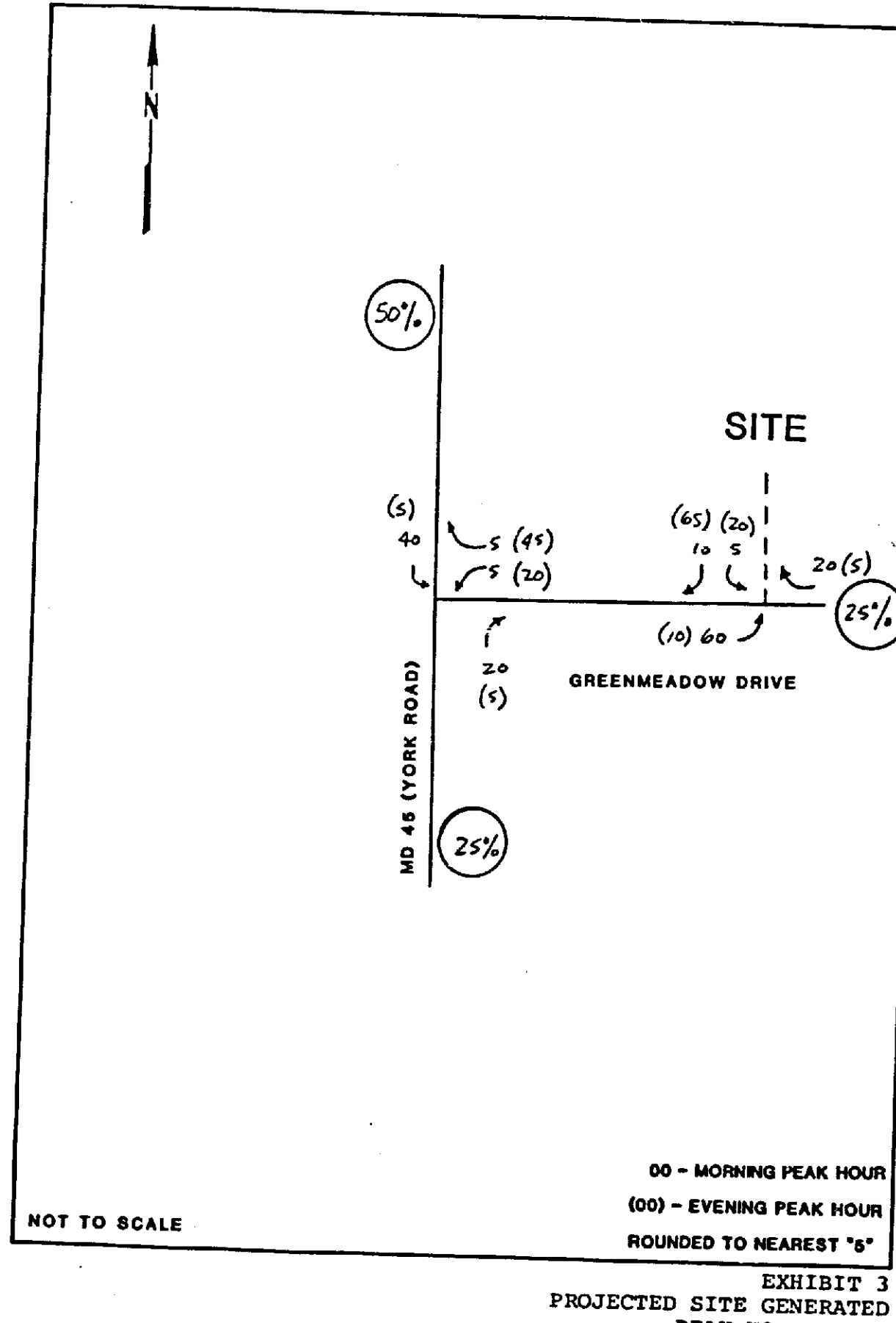


NOT TO SCALE

AM Peak 7:30-8:30
PM Peak 4:30-5:30

EXHIBIT 2
EXISTING PEAK HOUR VOLUMES

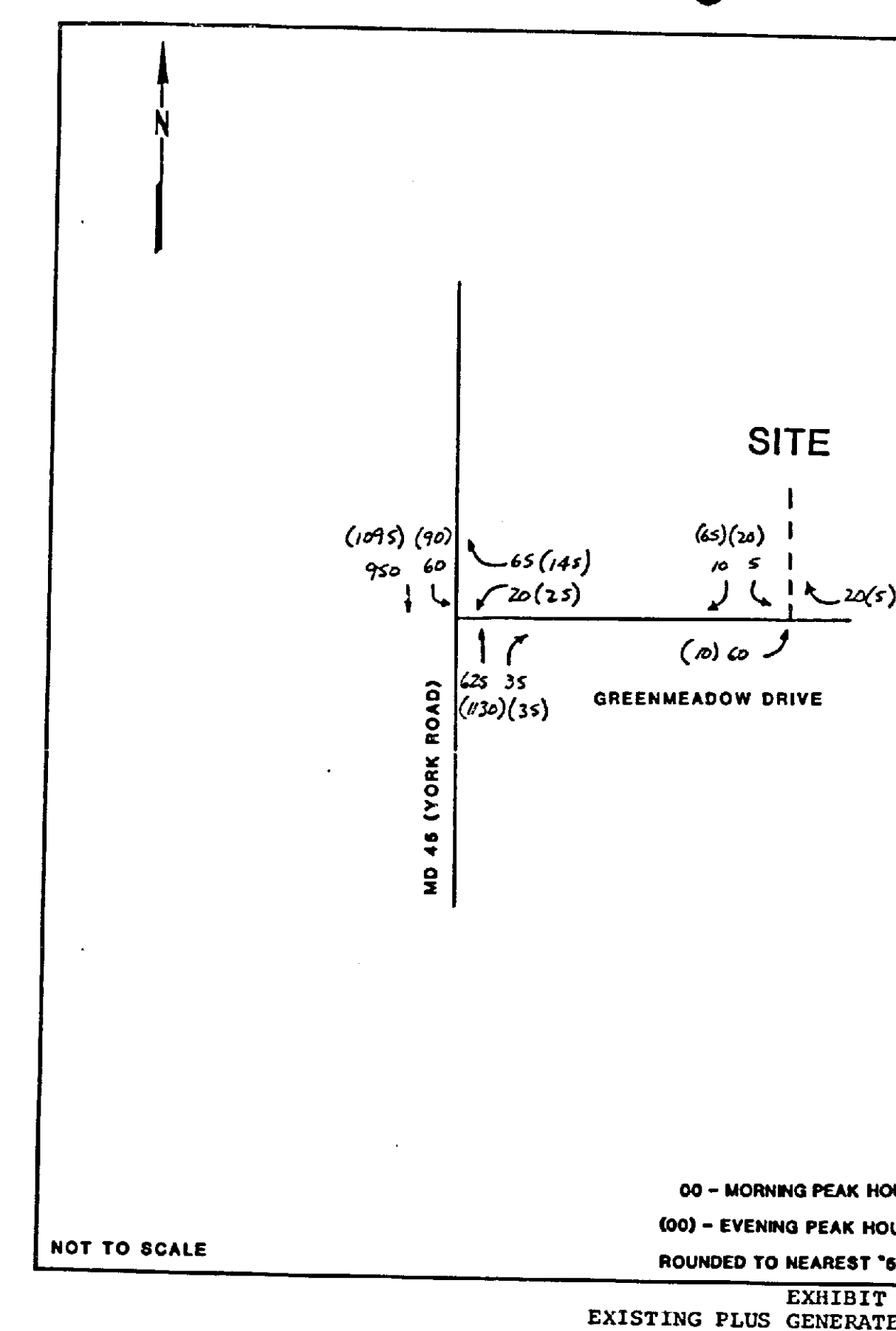
MICROFILMED



NOT TO SCALE

EXHIBIT 3
PROJECTED SITE GENERATED
PEAK HOUR TRIPS

MICROFILMED



NOT TO SCALE

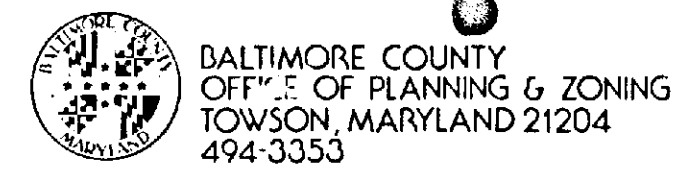
EXHIBIT 4
EXISTING PLUS GENERATED
PEAK HOUR TRIPS

MICROFILMED

APPENDIX C
LEVELS OF SERVICE DESCRIPTION

- DESCRIPTION OF LEVELS OF SERVICE
IN
TRAFFIC OPERATION
- Definitions**
- Capacity - The maximum amount of traffic that can be accommodated by a roadway or intersection. Defined as Level of Service E
- Level of Service - A measure of operating convenience for the motorist. Five levels of convenience have been defined from A (excellent) to E (poor). A sixth level, F, is defined as congestion with forced and unpredictable conditions.
- Levels of Service for Interrupted Flow (Usually at Intersections)**
- A Intersection appears quite open, turns are easily made. Always excess green time left over when waiting vehicles clear. None of the cycles are fully utilized.
- B Motorist becomes somewhat restricted, with more platooning of vehicles. Up to 10 percent of green cycles are fully utilized. Less green time left over after waiting vehicles clear intersection.
- C Motorists become more restricted. Turning vehicles can cause back ups to occur where motorists can not get around a turning vehicle (assuming no turn lanes). Up to 30 percent of green cycles are fully utilized and a motorist may have to wait through a red before clearing on the next green. (This is the normal design condition for urban areas).
- D Restrictions on flow tend to decrease stability. Backups occur during short periods of higher than average demand within the peak hour causing more motorists to wait through one and occasionally two red cycles. Up to 70 percent of cycles may be fully utilized.
- E More than 70 percent of the cycles are fully utilized. Motorists may frequently have to wait through several red cycles and minor holdups such as parked or stalled vehicles cause disruption in the flow.

Source: Based on descriptions in the HIGHWAY CAPACITY MANUAL -- 1965 published by the Highway Research Board, Washington, D.C. Page 130



ARNOLD JABLON
ZONING COMMISSIONER

December 2, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
N/S of Greenmeadow Dr., 161.34' E
of York Road
C. Gordon Gilbert, et ux - Petitioners
Case No. 84-145-X

Dear Mr. Howard:

This is to advise you that \$55.11 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124022

DATE 12/6/83 ACCOUNT R-01-615-000

AMOUNT \$55.11

RECEIVED FROM John B. Howard, Esquire
FOR Advertising & Posting Case #84-145-X
(C. Gordon Gilbert, et ux)

6 014*****551110 2082A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 17, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 17th day of December, 1983, the 17th day of November, 1983.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$ 22.75

PETITION FOR SPECIAL EXCEPTION
8th Election District

ZONING: Petition for Special Exception

LOCATION: North side of Greenmeadow Drive, 161.34' E. of York Road

DATE & TIME: Tuesday, December 13, 1983 at 10:00 A.M.

PURPOSE: Rezoning from R-1 to R-2

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for the rezoning of the property described above on the 13th day of December, 1983, at 10:00 A.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The petition for Special Exception for the rezoning of the property described above is being filed with the Zoning Department of Baltimore County on the 13th day of December, 1983.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commission will consider the petition for a stay of the hearing for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Nov. 17, 1983

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 11/20/83

Posted for: Petition for Special Exception

Petitioner: C. Gordon Gilbert, et ux

Location of property: N/S of Greenmeadow Dr., 161.34' E. of York Rd

Location of Signs: Along Greenmeadow Dr.

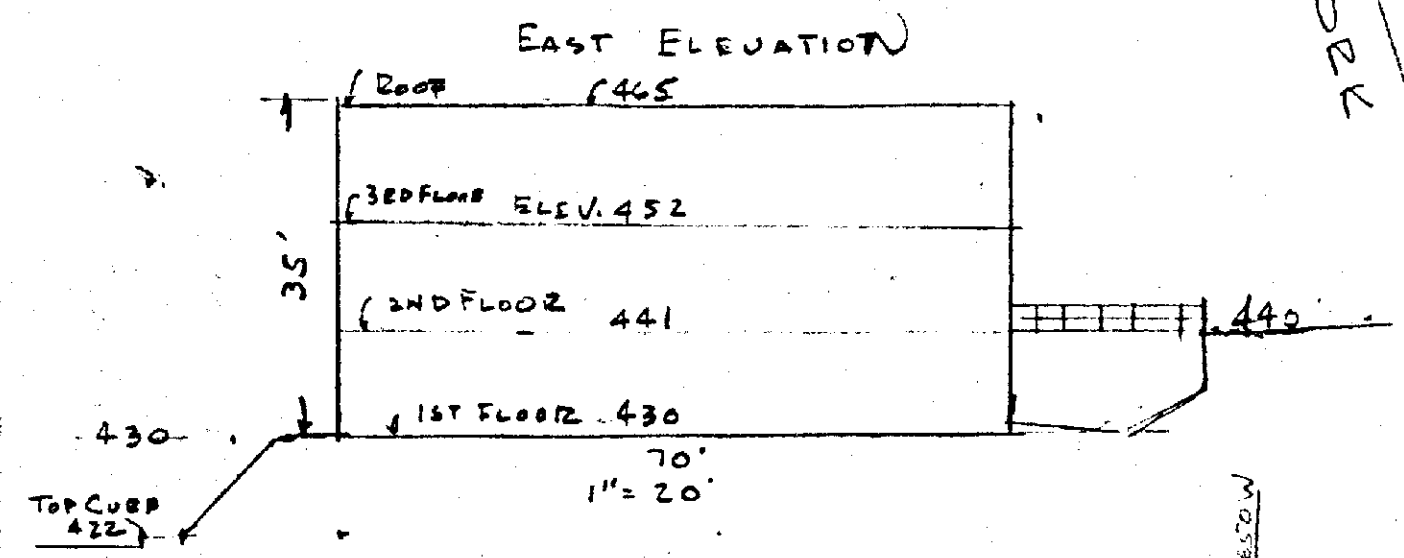
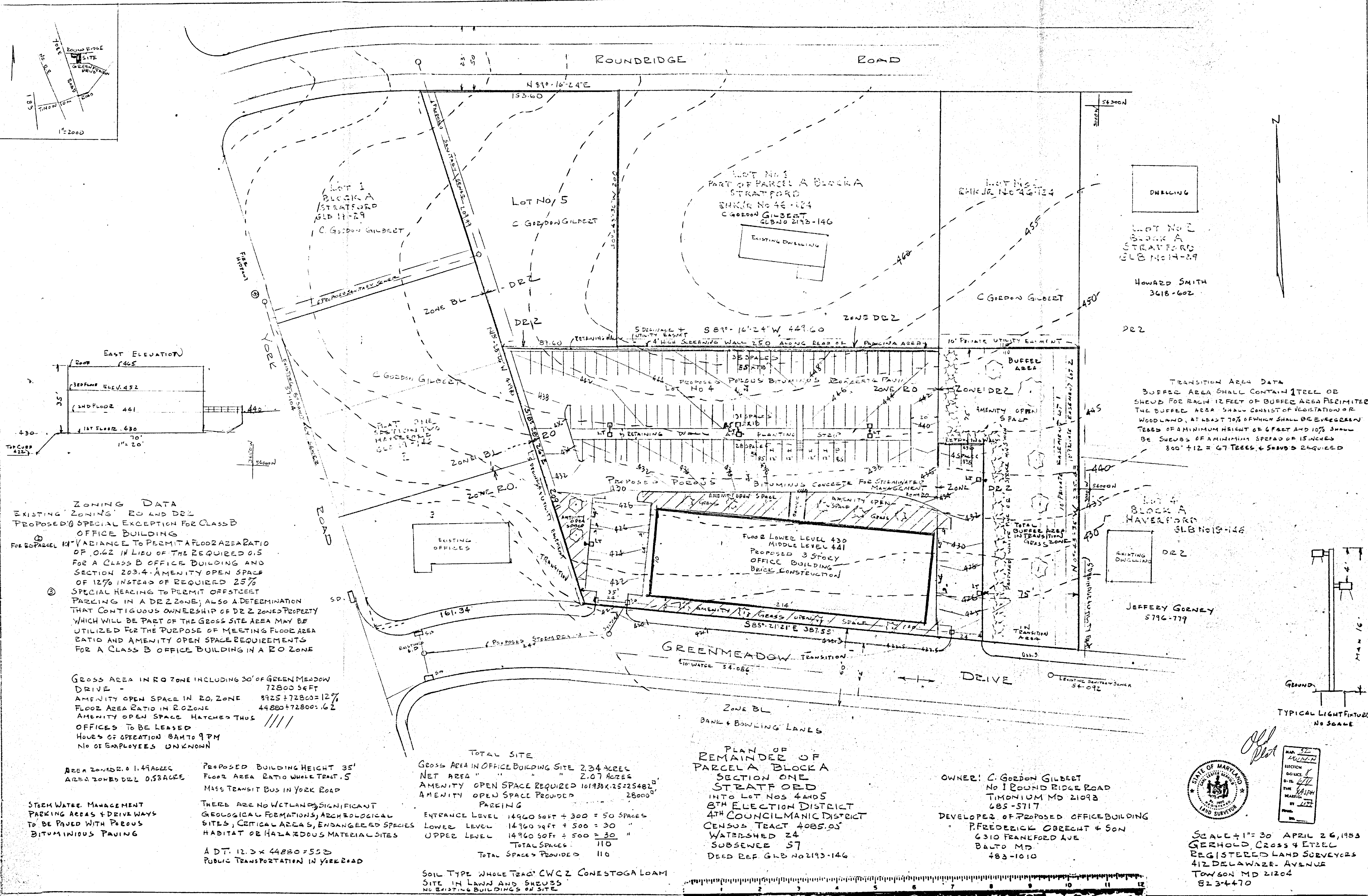
Remarks: Grand Deed

Posted by: Grand Deed Date of return: 11/25/83

Number of Signs: 1

PETITIONER'S
EXHIBIT 2





ZONING DATA
EXISTING ZONING: RO AND DR2
PROPOSED SPECIAL EXCEPTION FOR CLASS B OFFICE BUILDING
① VARIANCE TO PERMIT A FLOOR AREA RATIO OF 0.62 IN LIEU OF THE REQUIRED 0.5 FOR A CLASS B OFFICE BUILDING AND SECTION 203.4 AMENITY OPEN SPACE OF 12% INSTEAD OF REQUIRED 25%
② SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A DR2 ZONE; ALSO A DETERMINATION THAT CONTIGUOUS OWNERSHIP OF DR2 ZONED PROPERTY WHICH WILL BE PART OF THE GROSS SITE AREA MAY BE UTILIZED FOR THE PURPOSE OF MEETING FLOOR AREA RATIO AND AMENITY OPEN SPACE REQUIREMENTS FOR A CLASS B OFFICE BUILDING IN A RO ZONE

GROSS AREA IN RO ZONE INCLUDING 30' OF GREENMEADOW DRIVE - 72800 SQFT
AMENITY OPEN SPACE IN RO ZONE 8925 + 72800 = 12%
FLOOR AREA RATIO IN RO ZONE 44800 + 72800 = 0.62
AMENITY OPEN SPACE HATCHED THUS
OFFICES TO BE LEASED
HOURS OF OPERATION 8AM TO 9PM
NO. OF EMPLOYEES UNKNOWN

AREA ZONED DR2 1.49 ACRES
AREA ZONED DRZ 0.58 ACRES

STORM WATER MANAGEMENT
PARKING AREAS & DRIVEWAYS
TO BE PAVED WITH POROUS
BITUMINIOUS PAVING

PROPOSED BUILDING HEIGHT 35'
FLOOR AREA RATIO WHOLE TRACT .5
MASS TRANSIT BUS IN YORK ROAD
THERE ARE NO WETLANDS, SIGNIFICANT
GEOLOGICAL FORMATIONS, ARCHEOLOGICAL
SITES, CRITICAL AREAS, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIAL SITES
A DT. 12.3 X 44880 = 553
PUBLIC TRANSPORTATION IN YORK ROAD

TOTAL SITE
GROSS AREA IN OFFICE BUILDING SITE 2.34 ACRES
NET AREA " " " 2.07 ACRES
AMENITY OPEN SPACE REQUIRED 101930 X .25 = 25482'
AMENITY OPEN SPACE PROVIDED 28000'
PARKING
ENTRANCE LEVEL 14960 SQFT + 300 = 50 SPACES
LOWER LEVEL 14960 SQFT + 500 = 30 "
UPPER LEVEL 14960 SQFT + 500 = 30 "
TOTAL SPACES 110
TOTAL SPACES PROVIDED 110
SOIL TYPE WHOLE TRACT CWCZ CONESTOGA LOAM
SITE IN LAWN AND SHRUBS
NO EXISTING BUILDINGS ON SITE

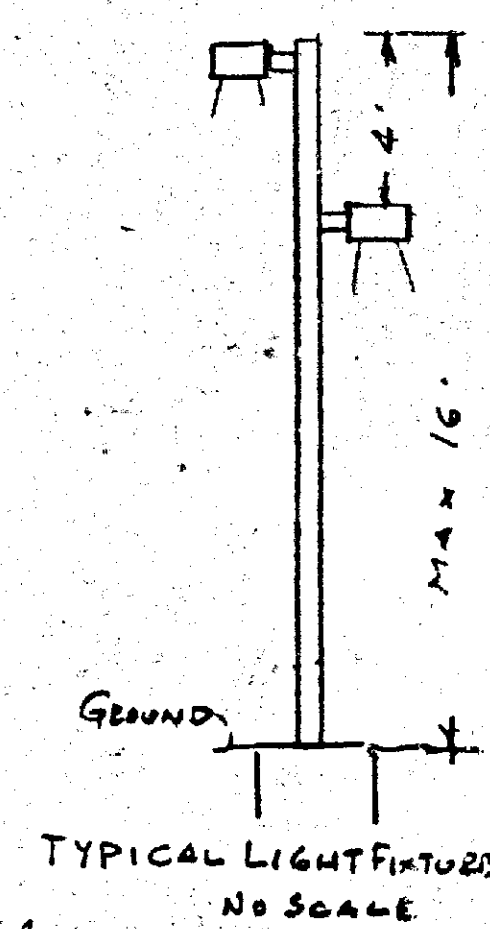
PLAN OF REMAINDER OF PARCELA BLOCK A SECTION ONE STRATFORD INTO LOT NOS 4 AND 5 8TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT CENSUS TRACT 4085.05 WATERSHED 24 SUBSEWER S7 DEED REF GLB NO 2193-146

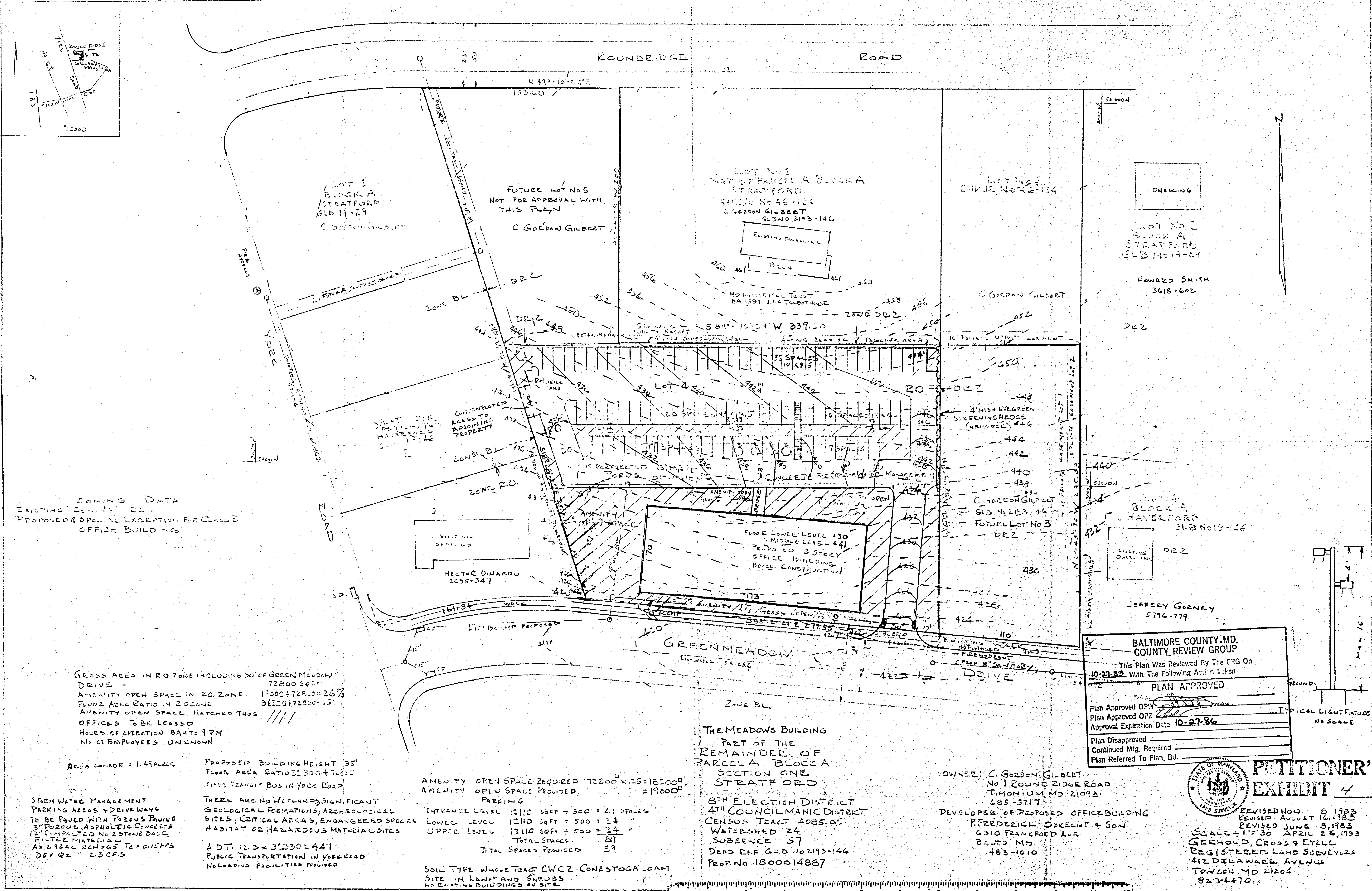
OWNER: C. GORDON GILBERT
NO 1 ROUND RIDGE ROAD
TIMONIUM MD 21093
685-5717
DEVELOPER OF PROPOSED OFFICE BUILDING
P. FREDERICK OBRECHT & SON
6310 FRANKFORD AVE
BALTO MD
483-1010

TRANSITION AREA DATA
BUFFER AREA SHALL CONTAIN 1 TREE OR
SHRUB FOR EACH 12 FEET OF BUFFER AREA PERIMETER
THE BUFFER AREA SHALL CONSIST OF VEGETATION OR
WOODLAND, AT LEAST 70% OF WHICH SHALL BE EVERGREEN
TREES OF A MINIMUM HEIGHT OF 6 FEET AND 10% SHALL
BE SHRUBS OF A MINIMUM SPREAD OF 15 INCHES
800' + 12 = 67 TREES + SHRUBS REQUIRED



SCALE 1" = 30' APRIL 26, 1983
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MD 21204
823-4470





ZONING DATA
EXISTING ZONING: RO
PROPOSED SPECIAL EXCEPTION FOR CLASS B
OFFICE BUILDING

GROSS AREA IN RO ZONE INCLUDING 30' OF GREEN MEADOW DRIVE - 72800 SQ FT
AMENITY OPEN SPACE IN RO ZONE 13000 + 72800 = 26%
FLOOR AREA RATIO IN RO ZONE 36250 + 72800 = 15%
AMENITY OPEN SPACE HATCHED THUS
OFFICES TO BE LEASED
HOURS OF OPERATION 8AM TO 9PM
NO OF EMPLOYEES UNKNOWN

AREA ZONED RO 1.49 ACRES

STORM WATER MANAGEMENT
PARKING AREAS & DRIVEWAYS
TO BE PAVED WITH POROUS PAVING
3" POROUS ASPHALTIC CONCRETE
12" COMPACTED NO. 2 STONE BASE
FILTER MATERIAL
A2 2.924 CFS
DEV Q2 2.3 CFS

PROPOSED BUILDING HEIGHT 35'
FLOOR AREA RATIO 36250 + 72800
TRANSIT BUS IN YORK ROAD

THERE ARE NO WETLANDS, SIGNIFICANT
GEOLOGICAL FORMATIONS, ARCHAEOLOGICAL
SITES, CRITICAL AREAS, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIALS SITES

ADT. 12.3 X 36230 = 447
PUBLIC TRANSPORTATION IN YORK ROAD
NO LOADING FACILITIES REQUIRED

AMENITY OPEN SPACE REQUIRED 72800 X .25 = 18200 SQ FT
AMENITY OPEN SPACE PROVIDED 19000 SQ FT

PARKING
ENTRANCE LEVEL 12110 SQ FT + 300 = 2.1 SPACES
LOWER LEVEL 12110 SQ FT + 500 = 2.4
UPPER LEVEL 12110 SQ FT + 500 = 2.4
TOTAL SPACES 6.9
TOTAL SPACES PROVIDED 6.9

SOIL TYPE: WHOLE TRACT CWCZ CONESTOGA LOAM
SITE IN LAWN AND SHRUBS
NO EXISTING BUILDINGS ON SITE

THE MEADOWS BUILDING
PART OF THE
REMAINDER OF
PARCEL A BLOCK A
SECTION ONE
STRATFORD

8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
CENSUS TRACT 4085.0
WATERSHED 24
SEWERAGE 57
DEED REF. G.L.B. NO. 2193-146
PROP. NO. 1800014887

OWNER: C. GORDON GILBERT
NO. 1 ROUND RIDGE ROAD
TIMONIUM MD 21093
685-5717
DEVELOPER OF PROPOSED OFFICE BUILDING
P. FREDERICK OBRECHT & SON
6310 FRANKFORD AVE
BALTO MD
483-1010

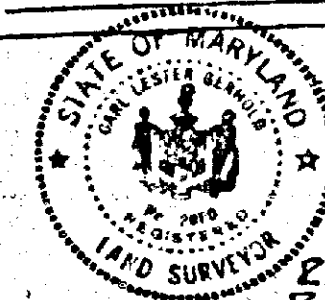
BALTIMORE COUNTY, MD.
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On
10-27-82 With The Following Action Taken

PLAN APPROVED

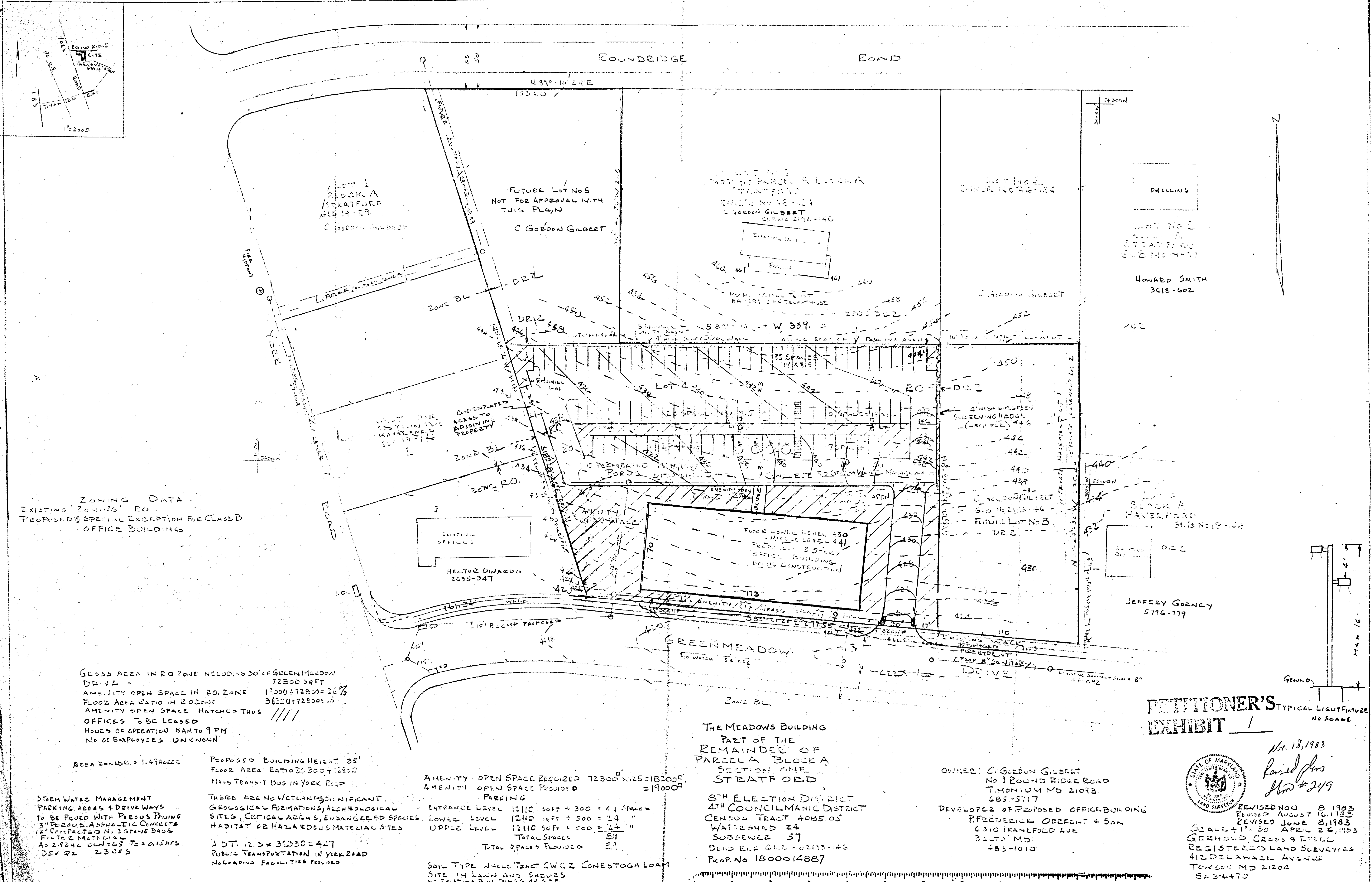
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 10-27-86

Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.



PETITIONER'S
EXHIBIT 4

REVISED NOV 8, 1982
REVISED AUGUST 16, 1983
REVISED JUNE 8, 1983
SCALE 1" = 30' APRIL 26, 1993
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MD 21204
823-4470



ZONING DATA
EXISTING ZONING: RO
PROPOSED SPECIAL EXCEPTION FOR CLASS B
OFFICE BUILDING

GROSS AREA IN RO ZONE INCLUDING 30' OF GREEN MEADOW
DRIVE - 72800 SQ FT
AMENITY OPEN SPACE IN RO ZONE 17000 + 72800 = 26%
FLOOR AREA RATIO IN RO ZONE 36200 + 72800 = .5
AMENITY OPEN SPACE HATCHED THUS
OFFICES TO BE LEASED
HOURS OF OPERATION 8AM TO 9PM
NO OF EMPLOYEES UNKNOWN

AREA ZONED: 1.49 ACRES

PROPOSED BUILDING HEIGHT 35'
FLOOR AREA RATIO: 300 + 72800
MASS TRANSIT BUS IN YORK ROAD

THERE ARE NO WETLANDS, SIGNIFICANT
GEOLOGICAL FORMATIONS, ARCHEOLOGICAL
SITES, CRITICAL AREAS, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIAL SITES

A DT: 12.3 x 36330 = 447
PUBLIC TRANSPORTATION IN YORK ROAD
NO LOADING FACILITIES PROVIDED

AMENITY OPEN SPACE REQUIRED 72800 x .25 = 18200
AMENITY OPEN SPACE PROVIDED = 19000

ENTRANCE LEVEL 12110 SQ FT + 300 = 4.1 SPACES
LOWER LEVEL 12110 SQ FT + 500 = 2.4
UPPER LEVEL 12110 SQ FT + 500 = 2.4
TOTAL SPACES 8.9
TOTAL SPACES PROVIDED 8.9

SOIL TYPE WHOLE TRACT CWCZ CONESTOGA LOAM
SITE IN LAWN AND SHEDS
NO EXISTING BUILDINGS ON SITE

THE MEADOWS BUILDING
PART OF THE
REMAINDER OF
PARCELA BLOCK A
SECTION ONE
STRATFORD

8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
CENSUS TRACT 4085.05
WATERSHED 24
SUBSEWER 57
DEED REF 6123 NO 2193-146
PROP NO 1800014887

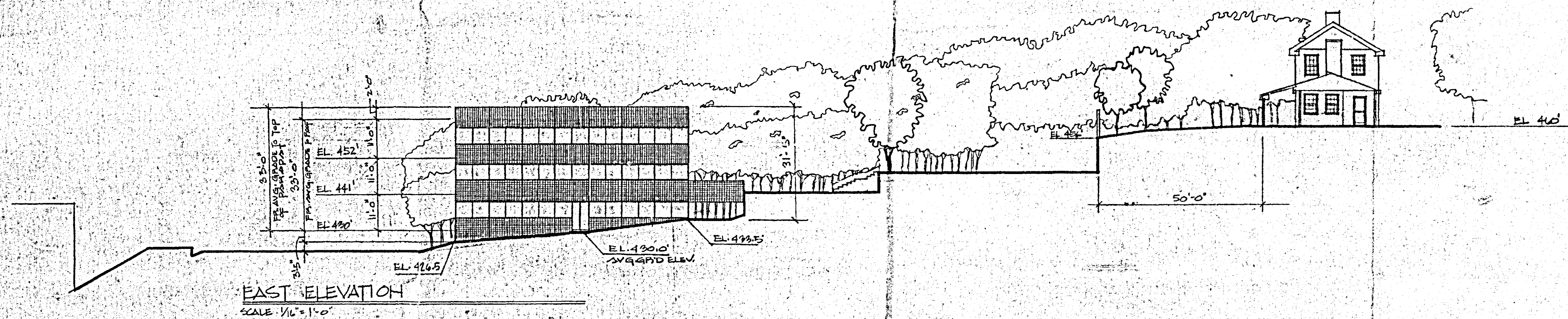
OWNER: C. GORDON GILBERT
No 1 Roundridge Road
TIMONIUM MD 21093
685-5717
DEVELOPER OF PROPOSED OFFICE BUILDING
P. FREDERICK OBRECHT & SON
6310 FRANKFORD AVE
BALTO MD
683-1010

PETITIONER'S
EXHIBIT 1



REVISED NOV 8 1983
REVISED AUGUST 16 1983
REVISED JUNE 8 1983
SCALE 1" = 30' APRIL 26 1983
GERHOLD CROSS & LITELL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MD 21204
823-4470

Not. 13, 1983
Revised Plans
Plan # 249



OFFICE BUILDING FOR
P.F. OBRECHT & SON

MEYERS & D'ALEO INC. ARCHITECTS

ELEVATIONS

REV. 11/10/83

RECEIVED

1998-1999

10/10/2020

LOCATION: MOTS AND GREENSBORO Dr. DATE: 12/3/13
CONDITION ANALYZED: EXISTING BY: JN

MICROFILM

LOCATION: Mt. Airy and Fawn Rd DATE: 12/3/83
CONDITION ANALYZED: FRUITING 9/10/82 BY: Chap

1266/C 1223/C

LOCATION: MO 45 AND GREENMAGDON DR. DATE: 12/3/13
CONDITION ANALYZED: EX 157-6 + 575 BY: fly

608/A

MICROFILMED

11/10/51

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: November 15, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: C. Gordon Gilbert, et ux
84-145-X

Please consider the memoranda and minutes of the CRG to be the comments of this office.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 29, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 249 - Case No. 84-145-X
Petitioner - C. Gordon Gilbert, et ux
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct an office building on this vacant wooded lot, this hearing is required. The comments that are included as part of written based on the original site plan submitted. The request at that time also included a special hearing and variances. However, since the site plan was revised, only a special exception is required.

The revised comments based on the new site plan are also included for your review.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

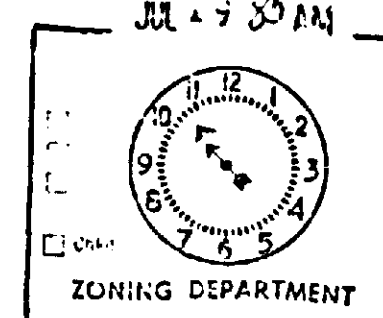
Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

MICROFILMED

COUNTY REVIEW GROUP MEETING
Tuesday, July 8, 1983

MEADOWS BUILDING



COUNTY REVIEW GROUP - THOSE PRESENT:
Gilbert S. Benson, Chairman - Department of Public Works
Norman E. Gerber - Office of Planning
Susan Carroll - Office of Planning
Diana Iiter - Office of Zoning
Greg Jones - Traffic Engineering
Glen Bittner - Health Department
Paul Obrecht - Developer
F. Obrecht - Developer
Ross Kenny - Developer
John B. Howard - Attorney for Developer
Carl Gerhold - Engineer for Developer
Thomas Carlson - Architect

*Attachment - List of Interested Citizens

Mr. Benson called this meeting to order at 9:00 a.m.

Mr. Carl Gerhold, developer's engineer, presented the plan. This tract consists of RO and DR 2 zoning. They propose to use a portion of the DR 2 zoning for entrance and parking. Remaining DR 2 zoning will be used as a buffer. Two entrances are being provided to serve this site. They propose to construct a 3-story office building within this tract. Public water and sewer exists to serve this building. Green Meadow Drive is an existing improved road.

Diana Iiter presented written comments from the Office of Zoning. In order for the Zoning Commissioner to grant a special exception for a Class B Office Building, the petitioner must meet the requirements of Section 502 and the legislative intent of the RO zone Section 203.2. "The RO zoning classification is established . . . to accommodate houses converted to office buildings and some small Class B office buildings in predominately residential areas. . . It is intended that buildings and uses in RO zones shall be highly compatible with the present or prospective uses at nearby residential property." It is the policy of this office to allow access to an R.O. site through a DR zone only if that is the site's sole means of access. Therefore, it is suggested that the driveway which is located in the DR 2 zone be eliminated and that the parking area be redesigned to replace some of the parallel parking spaces which will be eliminated. If the driveway remains in the DR 2 zone, the special hearing must be amended to include a determination as to whether access should be permitted in a

MICROFILMED

MEADOWS BUILDING

-2-

July 8, 1983

DR 2 zone. Elevation drawings must be provided to indicate the highest and lowest elevations of the building and type of roof and location of the sign should be shown on the plan. The size of the sign permitted in an RO zoning is 8 square feet on the building wall. The site plan is satisfactory only in the event that the Zoning Commissioner grants a special exception, special hearing, and variances. The amenity open space requirement should be provided in the RO zoning and the floor area ratio should be based on the gross acreage of the RO zone site. This property is subject to reclassification and special exception hearing.

Susan Carroll presented written comments from the Office of Planning. Under the provisions of Section 22-104 of the Development Regulations, the development of a property in RO zoning shall be designed to achieve compatibility with the surrounding use, tree preservation and an amenity open space for the neighborhood. It is, therefore, the responsibility of the CRG on the design within an RO zone site. The RO zone is proposed to serve as a transition between intensity of non-residential development and existing neighborhoods. Office development shall be contained within the RO zone. The plan should be redesigned so that the requirements for parking, driveways, amenity open space, floor ratio, etc., can be met within the RO zone area. The existing dwelling located within Lot 1 is on the Maryland Historical Trust Inventory and should be noted on the plan. This proposal should be screened by landscaping from this historical dwelling. The parking space along the driveways should be restudied and possibly relocated. Developer's engineer to indicate the ownership on all adjacent properties. A plat is required for this site and a landscape plan must be submitted with the building application.

Greg Jones presented written comments from Traffic Engineering. An easement or some type of access should be provided through this site to serve the unimproved properties fronting on York Road to reduce or eliminate access to York Road. The westernmost access to Green Meadow Drive to be improved with a 30' wide entrance.

Glen Bittner presented written comments from the Health Department. The Environmental Effects Report has been submitted and has been conditionally approved subject to restrictions outlined in their written comments.

The Department of Permits and Licenses submitted written comments. The plan does not show handicap parking sign location for each space, curb cuts, or elevator location access for the handicapped. The developer's engineer is being made aware that handicap walks shall not exceed a grade of 1 to 20 and all ramps shall comply with B.O.C.A. code. The location of the walks will affect the location of the elevator and entrance. Permits are required for retaining wall, grading, paving, and other improvement

MICROFILMED

MEADOWS BUILDING

-3-

July 8, 1983

Bob Covahey presented written comments from Developers Engineering Division. Permits are required for entrances to serve this site and sidewalks are required for this frontage. Storm water management and sediment control requirements apply in this development. Public water and sewer exist and can be made available by connections. All storm drain improvements shall be developer's full cost responsibility.

CITIZENS' COMMENTS

Mrs. DiNardo stated that she was concerned about the use of the building and the construction of this type of building within this general area. She also was concerned about the traffic that this building would generate on the heavily travelled Green Meadow Drive.

The CRG Committee advised Mrs. DiNardo that Green Meadow Drive is a collector road and should be adequate to carry the increased traffic. The size of the building, etc., will be restudied as stated by the Office of Planning with regard to compatibility to the area.

Mr. Howard Smith expressed concern about the use of the DR 2 zone and any other use than a buffer zone and would request that this DR 2 zone be retained completely as a buffer zone.

The CRG Committee advised that this plan would have to be restudied by the developer's engineer with reference to Office of Planning comments.

It was stated by the CRG that this plan must be restudied and/or redesigned so that the requirements for parking, driveways, amenity open space, and floor ratio can be met within the RO zone. This plan must be designed to achieve compatibility with surrounding use. A continued meeting will be required for this project. The meeting was adjourned at 10:30 a.m.

MICROFILMED

MEADOW BUILDING
July 8, 1983
9:00 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

Neighbors

SETTLE

Howard J. Smith
Reginald J. Larkins
Dr. Hecht DiNardo

11 Roundridge Rd.
Timmium
2 Greenmeadow Dr.
Timmium Rd
2215 Delaware Ave
Timmium, Md.
21073

MICROFILMED

TO: Mr. Robert Morton
FROM: Gregory M. Jones
SUBJECT: C.R.G. COMMENTS

DATE: July 7, 1983

PROJECT NAME	Meadows Building	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT	9	DEVELOPMENT PLAN	
LOCATION	York Road and Greenmeadow Drive	RECORD PLAT	

An easement should be provided through the Meadows Building Property to provide access to the lots on York Road. The westernmost entrance on Greenmeadow Drive needs to be 30ft. wide to serve the traffic from the lots on York Road.

GUJ/ccm

Gregory M. Jones
Gregory M. Jones
Traffic Engineer II

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

DATE: July 5, 1983

PROJECT NAME: Meadows Building
PROJECT NUMBER: #83085
LOCATION: N/S Greenmeadow Drive,
161' E. of York Road
DISTRICT: 8C4

The Plan for the subject site, dated April 26, 1983 with the latest revision dated June 8, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, Proposal and attach the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

If the Director of Public Works determines that the required public improvements are minimal, the Public Works Agreement may be waived, and the Applicant may proceed by posting security in lieu thereof.

The plan is recommended for approval, subject to compliance with these comments.

Project #83085
Meadows Building
Page 2
July 5, 1983

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

THE MEADOWS BUILDING
VIII-289
CRG Comments

Since this site is partially wooded, it is recommended that the developer contact the Maryland Forest Service, which offers assistance to developers. The Urban and Community Forester, Patrick Buckley, may be reached at 665-5820. The service is located at 9405 Old Harford Road.

According to the Baltimore County Soil Survey, soil Cc2 has severe limitations for development of streets and parking lots due to slope. Adequate measures which would mitigate the effects of this limitation will be required prior to approval of a plat or building permit. It is the intended purpose to identify soil limitations on the plan and mitigative measures may be addressed in subsequent processing phases.

A plat is required.

A landscape plan should be submitted with the building permit application.

The property is located in a traffic area controlled by a "D level intersection", York Road and Timonium Road, and it is possible that as conditions change traffic capacity may become more limited. The Basic Services areas which determine traffic deficiency will be re-evaluated by the Planning Board in October, 1983, and new maps will be adopted by the County Council in December, 1983. The Basic Services Areas are re-evaluated annually. Issuance of building permits in the future may be determined by the constraints of re-evaluation of deficient areas.

E. A. B.
Eugene A. Bober
Chief, Current Planning & Development

EAB:rh

Project #83085
Meadows Building
Page 3
July 5, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Permission to obtain a metered water connection and to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The need for additional fire protection will be determined by the Baltimore County Fire Department.

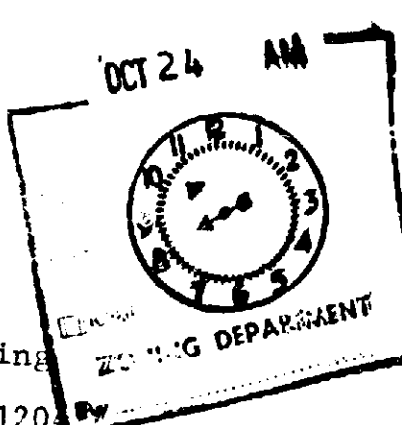
E. A. B.
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EM:REC:sa

cc: File

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
110 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

October 21, 1983



Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
County Courts Building
P.O. Box 6754
Towson, Maryland 21204

Dear Mr. Jablon:

Please withdraw Petitioner's Petition for Special Hearing and Petition for Zoning Variance, filed on May 18, 1983.

Petitioner still seeks a Special Exception for a Class B office building which was also filed on May 18, 1983.

Thank you for your attention to this matter.

Sincerely,
C. Gordon Gilbert
John B. Howard

JBH:mt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield, C.R.G.
DEPT. OF PUBLIC WORKS
FROM: Mr. Charles E. Burman, Chief
BUILDING PLANS REVIEW
SUBJECT: N/S Greenmeadow Drive, 1811 E.
of York Road

Date: June 17, 1983

- Plans do not show Handicapped Parking sign locations for each space, curb cuts or elevator location accessibility for the handicapped.
- Also, it appears an exit may possibly be required near each end of the structure depending on the interior layout. This should be indicated on the plans in case it interferes with the grass open spaces required.
- A separate permit is required for retaining walls, grading, paving, and other improvements. Plans being submitted for permits for retaining walls shall be signed and sealed by a professional engineer registered in the State of Maryland. Construction plans for the structure also require the seal and signature of a professional architect or engineer registered in Maryland.
- The designer shall be aware that the handicapped walks shall not exceed a grade of 1 to 20 and ramps shall comply with Table 815 of B.O.C.A. 1981 Edition, concerning building access. This will affect the elevator location and entrance.

djl

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
PROJECT NAME: The Meadows Building
LOCATION: N/S of Greenmeadow Drive
DISTRICT: 8th Election District

DATE: July 8, 1983

PLAN:
DEVELOPMENT PLAN:
PLAT:

- The property in question was the subject of a reclassification and special exception hearing (Case No. R-79-9X and R-79-198-X in which the Board of Appeals denied the reclassification from D.R.2 to D.R.16 on the subject property, and the special exception became moot. Consequently the 1980 Comprehensive Maps rezoned the parcel to R.O. The following petition (Item 249) was filed on 5/18/83. A special exception for a Class B Office Building, variances to the floor area and amenity open space ratios and a special hearing to determine whether D.R. zoned land may be used in order to meet the minimum floor area and amenity open space requirements and to permit parking in a residential zone.
- The amenity open space required should be provided in the R.O. zone and the floor area ratio should be based on the gross acreage of the R.O. zoned site.
- It should be noted that in order for the Zoning Commissioner to grant a special exception for a Class B Office Building the petitioner must meet the requirements of Section 502 and the legislative intent of the R.O. zone Section 293.2. "The R.O. zoning classification is established....to accommodate houses converted to office buildings and some small Class B office buildings in predominately residential areas....It is intended that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses at nearby residential property."
- It is the policy of this office to allow access to an R.O. site through a D.R. zone only if that is the site's sole means of access. Therefore, it is suggested that the driveway which is located in the D.R. 2 zone be eliminated and that the parking area be redesigned to replace some of the parallel parking spaces which will be eliminated. If the driveway remains in the D.R. 2 zone, the special hearing must be amended to include a determination as to whether access should be permitted in a D.R.2 zone.

7/32bse

MICROFILMED

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: July 7, 1983

PROJECT NAME: THE MEADOWS BUILDING
COUNCIL & ELECTION DISTRICT VIII-289 C-3
PLAN
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve compatibility with surrounding uses, tree preservation and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination on the design of an R.O. site. The R.O. zone is supposed to serve as a transition between the intensity of non-residential development and the existing neighborhood. This office has reviewed the subject plan and has concluded that the development as proposed is not compatible with the neighborhood for the following reasons:

- The office development should be contained within the area zoned R.O., which is the area intended for office use. The R.O. zoning was granted on the 1980 Comprehensive Zoning Maps by the County Council as requested by the property owner. The establishment of the R.O. zoning line was intended to define the limits of office use. The plan should be re-designed so that the requirements for parking, driveways, amenity open space, floor area ratio etc. can be met within the R.O. zoned area.
- The parking area must be heavily screened and landscaped from the residential properties on the south side of Roundridge Road, particularly lot No. 1. Even though these properties are the same ownership at this time, they should be protected from the intrusion of the parking area.
- More information is required with respect to the character of the proposed building.

The existing dwelling on lot No. 1 is on the Maryland Historical Trust Inventory No. BA 1589 under the title "J.F.C. Talbot House", and should be so noted on the plan. The Landmarks Preservation Commission has reviewed this plan and comments that since this house is a prominent feature of the Timonium Fairgrounds Area, this development should be screened by landscaping from his well designed house.

The parallel parking spaces located along the driveways should be restudied and possibly relocated. Parallel parking here may cause a traffic flow and circulation problem.

The adjacent vacant commercial property is part of this ownership. Additional information regarding the intended future use of this property is required. The possibility of an access easement between the commercial sites and this office site should be studied. The State Highway Administration has expressed concern regarding the number of access points and site distance considerations on York Road.

The Meadows Building
N/S Greenmeadow Drive
8th Election District
Page 2

- Elevation drawings must be submitted which indicate the highest and lowest elevation of the building, the type of roof, and height of building.
- The permitted signage in R.O. is 8 square feet on the building wall. The size and location of the sign should be shown on the plan.
- The site plan is satisfactory only in the event that the Zoning Commissioner grants the special exception, special hearings and variances.

Diana Litter
DIANA LITTER
Zoning Associate III

DI:bsc

MICROFILMED

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

July 6, 1983
Date

Meadows Building
Subdivision Name, Section and/or Plat
P. Frederick
Developer and/or Engineer
Watershed 1 No. of Lots or Units 24 Total Acreage 2.74 Public Water Public Sewer Public

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.
- Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plans. are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.
- ☒ Public sewers must be utilized and/or extended to serve the property.
- No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.
- Wells must be located a minimum distance of feet from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements and must be positioned at a higher elevation than the sewage disposal area on the same lot.
- ☒ Public water must be utilized and/or extended to serve the property.
- Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.
- Sewage disposal areas must not be placed on slopes of 25% or greater.

MICROFILMED

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

- ☒ A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted. must be updated, can be waived, must be revised, has been submitted and conditionally approved.
- A Water Appropriation Permit Application must be submitted. Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.
- The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.
- ☒ This plan can be approved as submitted.
- This plan cannot be approved at this time. See checked revisions and/or comments.

8.3.11.11

SS 762
11/10

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: June 29, 1983
FROM: Donald E. Brand 174

SUBJECT: MEADOWS BUILDING
MRG MEETING: July 8, 1983

PLAN REVIEW NOTES

1. Plan states porous paving will be used for parking areas and driveways.

RESPONSES

The Environmental Effects Report is approved subject to the following conditions:

1. The following restrictions on the use of the property will be recited on the plat as covenants running with the land and signed by the owner and provide for enforcement by Baltimore County.
 - A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will follow and not exceed recommendations of the University of Maryland Cooperative Extension Services.
 - E. The porous pavement and subgrade will be maintained as a porous pavement infiltration device. No other pavement or subgrade will be used. Porosity will be maintained by regular sweeping, as set forth above.

DEB:pm

cc: R. Powell

COUNTY REVIEW GROUP MEETING

Thursday, October 27, 1983

THE MEADOWS BUILDING

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober - Office of Current Planning
Susan Carrell - Office of Planning
Diana Irtter - Office of Zoning
Greg Jones - Traffic Engineering
Robert Covahey - Developers Engineering Division
Carl Gerhold - Gerhold, Cross & Etzel
*Attachment - List of Interested Citizens

The meeting was called to order by Mr. Benson, Chairman of the County Review Group, at 9:30 a.m. Mr. Benson explained that this was a continued meeting from July 8, 1983, and the issues in question were addressed: 1) amenity open space; 2) floor ratio to be met within the RO zoning; 3) driveway location; 4) parking; 5) design to be compatible with surrounding areas.

Mr. Carl Gerhold presented the plan. All issues had been resolved, and the building has been reduced in size. All facilities are located within RO zoned areas and no variances are being requested within this site.

Mr. Eugene Bober, co-chairman of the CRG, summarized all of the written comments submitted from the Dept. of Permits & Licenses, Developers Engineering Division, Office of Planning, Office of Zoning, Dept. of Traffic Engineering. Mr. Bober's summary is as follows: The plan is satisfactory to Dept. of Traffic Engineering.

The revised plan meets Office of Zoning requirements, and variances and special exception petitions have been withdrawn.

The revised plan is generally satisfactory as it pertains to the requirements of the Office of Planning. Previous comments of July 7, 1983 are still valid.

Developers Engineering Division advises that 10' perimeter drainage and utility easement previously requested would not be required. Public sanitary sewer extension will be required in Green Meadow Drive across the frontage of Lot 3 to serve this building.

Dept. of Permit & Licenses advises that the elevator shall be accessible to all handicapped to provide access to all floors from the entrance level. Handicap parking places are to be noted at the site. Curb cuts and ramps are to be provided.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph Marfield, C.R.G. Date: October 6, 1983
FROM: Mr. Charles E. Burman, Plans Review CEB

SUBJECT: "The Meadows Building"
District 8, Prec. 4
N/S Greenmeadow Dr.

1. This project has been commented on prior to this submittal, there have been amendments to the site plan now under review, to update to those comments, the following comments should be observed.
2. The elevator shall be accessible to the handicapped to provide access to all floors from the entrance level. This has not been shown on the plans.
3. The plan shall also illustrate or denote an approved parking sign for each handicapped space, curb cuts, ramp ratio, etc. etc.
4. Retaining walls, elevators, grading, area lighting and other improvements to the property may require separate permits. Further information may be obtained at Room 100, 111 W. Chesapeake Avenue, Towson, 21204.
5. A review of the architectural and structural and mechanical work, excluding electrical wiring and plumbing, will be performed using the 1981 BOCA Basic Building Code, the 1981 Basic Mechanical Code, the 1981 Basic Energy Code, all as amended under Bill 4-82 when a building permit is applied for.

All drawings shall be signed and sealed by Professional Architect/Engineer, registered in the State of Maryland when applying for a permit. Five copies of the plans review data sheet, obtainable in Room 100 will also be required to be signed and sealed by the professional of record.

cc: Nick Commodari, Zoning Dept.

RECEIVED
OCT 7 1983

BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 21, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: The Meadows Building
PROJECT NUMBER: #83085
LOCATION: N/S Greenmeadow Drive,
1611 E. Of York Road
DISTRICT: 8C4

The Plan for the subject site, dated April 26, 1983 with the latest revision dated August 16, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The Plan is satisfactory pending conformance with the following comments. Unless superseded by these comments, the original comments dated July 5, 1983 remain valid for all requirements for which a specific waiver has not been granted.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The 10-foot perimeter drainage and utility easement previously requested will not be required.

Reinforced concrete culvert pipe must be used for the storm drains in Greenmeadow Drive unless special conditions dictate the use of metal pipe.

WATER AND SANITARY SEWER COMMENTS:

A public sanitary sewer extension will be required in Greenmeadow Drive across the frontage of future Lot #3 to serve the proposed office building.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

MICROFILMED

THE MEADOWS BUILDING

-2-

October 27, 1983

CITIZENS' COMMENTS

Dr. Rehreiser was concerned about the location of the access road to this site on Green Meadow Drive and felt it should be shifted to the east. This would permit parking on Green Meadow Drive with regard to the existing office building. He also would like a building relocated and parking places along the frontage of the building and adjacent Green Meadow Drive.

Traffic Engineering stated that the proposed entrance is satisfactory as shown. change in the entrance location would be developer's decision.

Mr. Howard J. Smith stated that he would like the building to be constructed adjacent to Green Meadow Drive as shown on the proposed plan along with the parking as shown. He further would like landscaping to be done as requested at the previous meeting as there are residential homes to the north and east of this property.

Written comments from the aforementioned agencies were given to the developer and developer's engineer.

Developer was requested to restudy the plan concerning the citizens' concerns, and plan was approved and signed by the Dept. of Public Works and Office of Planning. The meeting was adjourned at 10:15 a.m.

MICROFILMED

MEADOWS BUILDING
October 27, 1983
9:30 a.m.

C. E. C. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

STEN. BY

NAME

ADDRESS

Mr. H.P. DiVardo 2 Greenmeadow.
Mr. D. Wood 2 Greenmeadow.
Mr. J. Rehreiser 2 Greenmeadow.
Howard J. Smith 11 Roundidge Rd.

MICROFILMED

Project #83085
The Meadows Building
Page 2
October 21, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

If a 4-inch or larger water service is required for this proposed office building, installation must be made under the Baltimore County Private Contract System and a construction drawing will be required.

E. M. M.
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: October 25, 1983

CONTINUED CRG MEETING

PROJECT NAME: The Meadows Building	PLAN	XXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-289	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning and Zoning has reviewed the revised plan dated August 16, 1983 and has the following comments:

The revised plan is generally satisfactory as it pertains to the requirements of this office.

Previous comments dated July 7, 1983, regarding the requirement for a plat and a landscape plan are still applicable.

Susan Carrell
Susan Carrell
Current Planning and Development

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: 10/27/83

PROJECT NAME: The Meadows Building	PLAN	
LOCATION: N/S Greenmeadow Drive	DEVELOPMENT PLAN	
DISTRICT: 8th Election District	PLAT	

1. The revised plan generally meets zoning requirements. The variances and special hearing petition have been withdrawn. The special exception hearing will be scheduled after CRG approval.
2. It should be noted that the average height is determined by averaging the lowest and highest grade, not the first floor elevation. Provided this average height is 35 feet or less the plan is acceptable.
3. Previous comments regarding the legislative intent of the R.O. zone and signage are still applicable.

Diana Titter
DIANA TITTER
Zoning Associate III

DI:bsc

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Norton
FROM: C. Richard Moore

DATE: October 25, 1983

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: The Meadows Building	C.R.G. PLAN	Y
PROJECT NUMBER & DISTRICT 804	DEVELOPMENT PLAN	
LOCATION: Greenmeadow Road and York Road	RECORD PLAT	

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
C. Richard Moore
Acting Deputy Director

CR4/GM/ccu

**BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2506
494-4500**

PAUL H. REINCKE
CHIEF

September 14, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: C. Gordon and Cordelia P. Gilbert

Location: N/S Greenmeadow Drive 161.34' E. of York Road

Item No.: 249

Zoning Agenda: Meeting of May 31, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Commodari*
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mbl/cm

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

DATE: May 27, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 31, 1983

RE: Item No: (249) 250, 251, 252, 253
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MICROFILMED

**BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353**

ARNOLD JADON
ZONING COMMISSIONER

December 2, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
N/S of Greenmeadow Dr., 161.34' E
of York Rd.
C. Gordon Gilbert, et ux - Petitioners
Case No. 84-145-X

Dear Mr. Howard:

This is to advise you that \$55.11 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jadon
ARNOLD JADON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124022
DATE 12/6/83 ACCOUNT R-01-615-000
AMOUNT \$55.11
RECEIVED FROM John B. Howard, Esquire
FOR Advertising & Posting Case #84-145-X
(C. Gordon Gilbert, et ux)
MICROFILMED
014*****55311* 5082A
VALIDATION OR SIGNATURE OF CARRIER

November 17, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Exception
N/S Greenmeadow Dr., 161.34' E
of York Rd.
C. Gordon Gilbert, et ux - Petitioners
Case No. 84-145-X

TIME: 10:00 A.M.

DATE: Tuesday, December 6, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Paul F. Obrecht, Jr.
6310 Frankford Avenue
Baltimore, Maryland 21206

Arnold Jadon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117376
DATE 5/16/83 ACCOUNT 01-615-000
AMOUNT \$750.00
RECEIVED FROM C. Gordon Gilbert, Esquire
FOR Filing fee for Case #249
MICROFILMED
014*****55311* 5082A
VALIDATION OR SIGNATURE OF CARRIER

MICROFILMED

PETITION FOR
SPECIAL EXCEPTION
8th District

ZONING: Petition for Special Ex-
ception
LOCATION: North side of Green-
meadow Drive, 161.34 ft. East of
York Road
DATE & TIME: Tuesday, December
6, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Special Exception for
a Class B office building.

All that parcel of land in the
Eighth District of Baltimore County
beginning for the same on the
north side of Greenmeadow Drive at
the distance of 161.34 feet measured
along the north side of said Drive
from the East side of York Road
and running thence and binding on
the north side of Greenmeadow
Drive, 6.4th 55 degrees 31 minutes
21 seconds East 27.55 feet, thence
leaving said Drive and running the
three following courses and dis-
tances viz: North 9 degrees 50 mi-
nutes 59 seconds West 328.13 feet,
South 89 degrees 16 minutes 24 sec-
onds West 338.00 feet and South 18
degrees 20 minutes 28 seconds East
209.11 feet to the place of beginning.
Containing 1.49 Acres of land
more or less.

Being the property of C. Gordon
Gilbert, et ux, as shown on plat
filed with the Zoning Depart-
ment.

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Commis-
sioner will, however, entertain any
request for a stay of the issuance
of said permit during this period
for good cause shown. Such request
must be received in writing by the
date of the hearing set above or
made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Nov. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 17, 1983

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once each~~
of one time ~~successive weeks~~ before the 6th
day of December, 1983, the first publication
appearing on the 17th day of November
1983.

THE JEFFERSONIAN,

L. Frank Smith
Manager.

Cost of Advertisement, \$ 22.75

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Md. 21204

Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
24th day of October, 1983.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner C. Gordon Gilbert, et ux Received by: *Nicholas B. Commodari*
Petitioner's Attorney John B. Howard, Esquire
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

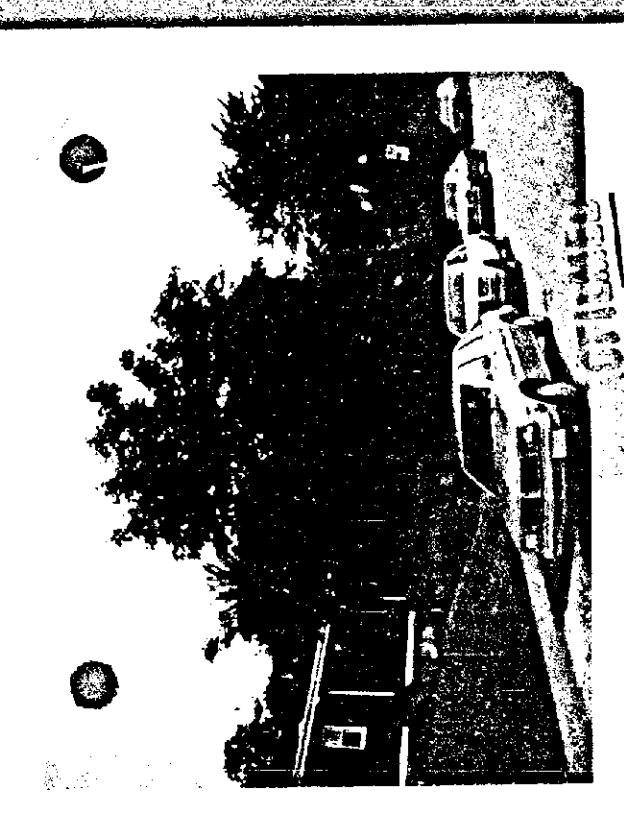
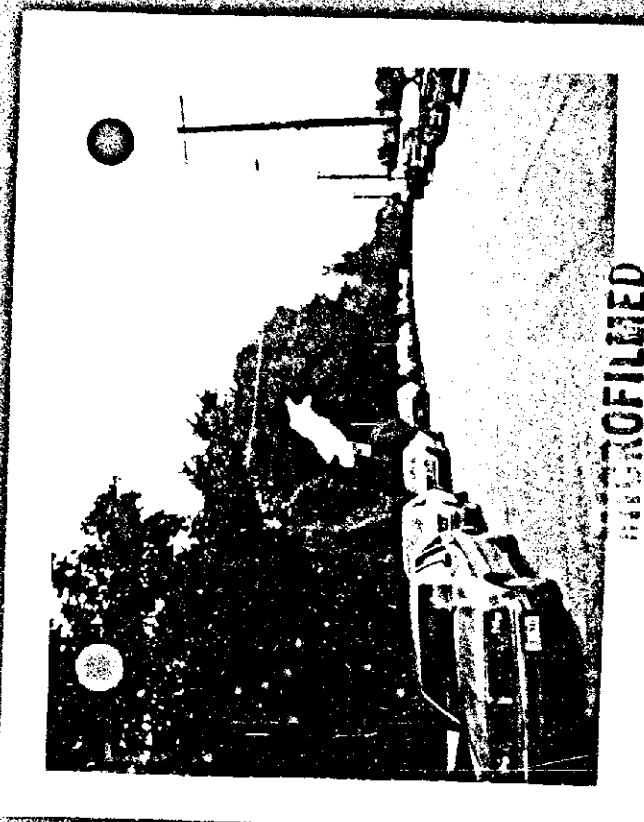
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

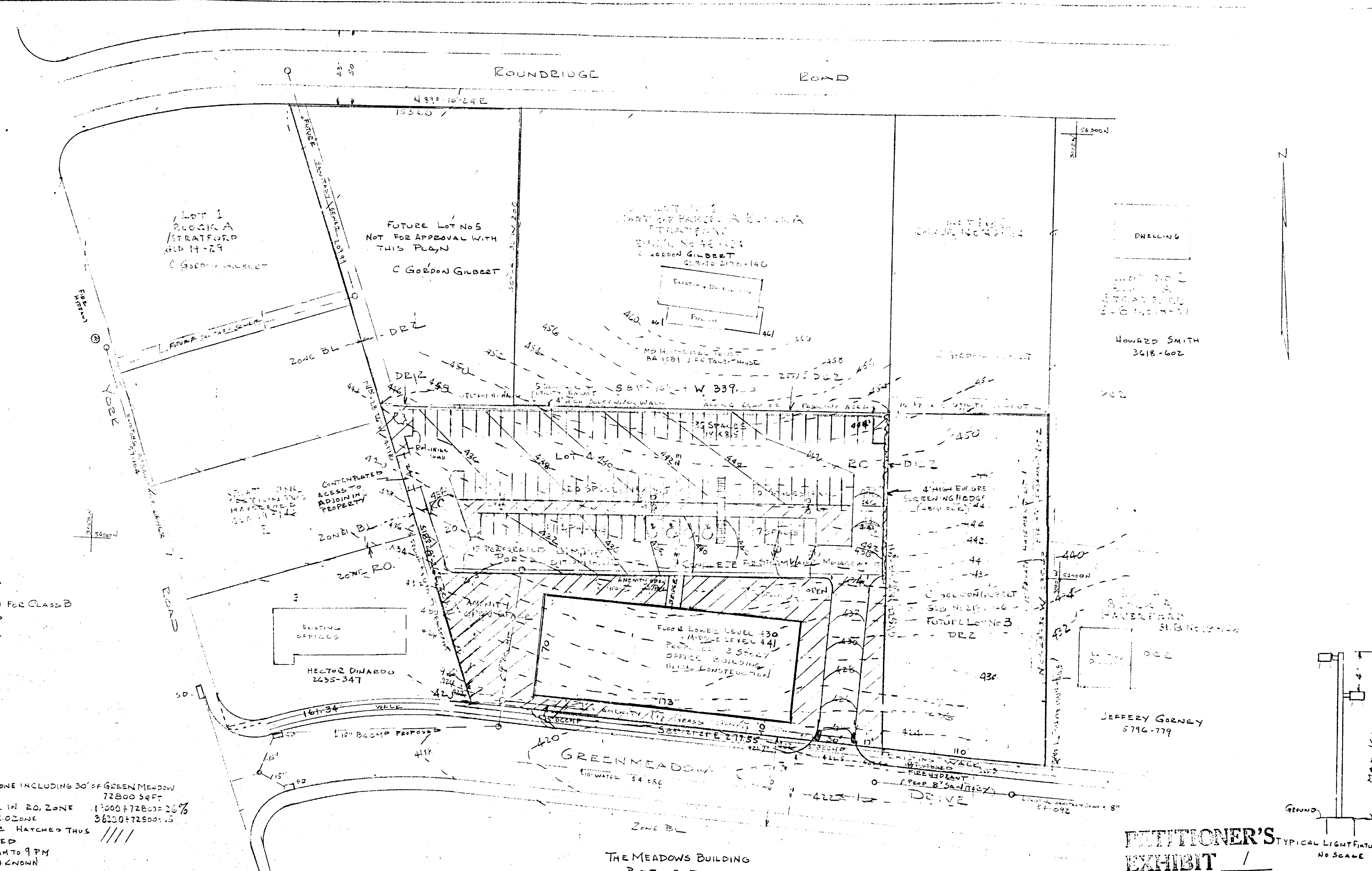
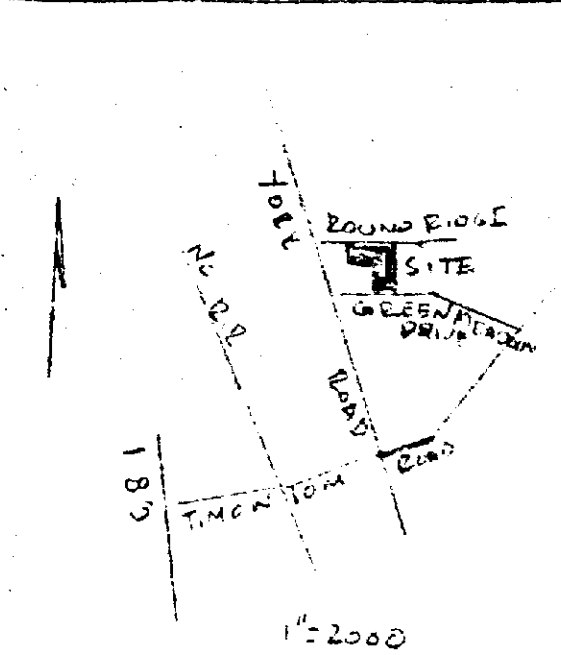
District 8 Date of Posting 11/20/83
Posted for: Petition for Special Exception
Petitioner: C. Gordon Gilbert et ux
Location of property: W/S Greenmeadow Rd., 161.34 E. of
York Rd.
Location of Signs: facing Greenmeadow Rd.
Remarks:
Posted by: *Arnold Jablon* Signature Date of return: 11/25/83
Number of Signs: 1

MICROFILMED

MICROFILMED

PETITIONER'S
EXHIBIT 2





ZONING DATA
EXISTING ZONING: RO
PROPOSED SPECIAL EXCEPTION FOR CLASS B
OFFICE BUILDING

GROSS AREA IN RO ZONE INCLUDING 30' OF GREEN MEADOW DRIVE - 72800 SQFT
AMENITY OPEN SPACE IN RO ZONE 13000+72800=26%
FLOOR AREA RATIO IN RO ZONE 36330+72800=1.5
AMENITY OPEN SPACE HATCHED THUS
OFFICES TO BE LEASED
HOURS OF OPERATION 8AM TO 9PM
NO OF EMPLOYEES UNKNOWN

AREA ZONED 0.149 ACRES

PROPOSED BUILDING HEIGHT 35'
FLOOR AREA RATIO 36330+72800
MASS TRANSIT BUS IN YORK ROAD

STORM WATER MANAGEMENT
PARKING AREAS & DRIVEWAYS
TO BE PAVED WITH PREVIOUS PAVING
3" PERMANENT ASPHALTIC CONCRETE
12" COMPACTED NO 2 STONE DRAIN
FILTER MATERIAL
AS 2.924 CFS TO 0.154 CFS
DEV QZ 2.3 CFS

THERE ARE NO WETLANDS, SIGNIFICANT
GEOLOGICAL FORMATIONS, ARCHAEOLOGICAL
SITES, CRITICAL AREAS, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIAL SITES
A DT 12.3 X 36330 = 447
PUBLIC TRANSPORTATION IN YORK ROAD
NO LOADING FACILITIES PROVIDED

AMENITY OPEN SPACE REQUIRED 72800 X .25 = 18200
AMENITY OPEN SPACE PROVIDED = 19000
PARKING
ENTRANCE LEVEL 12110 SQFT - 300 = 41 SPACES
LOWER LEVEL 12110 SQFT + 500 = 24
UPPER LEVEL 12110 SQFT + 500 = 24
TOTAL SPACES 89
TOTAL SPACES PROVIDED 89
SOIL TYPE WHOLE TRACT CWCZ CONESTOGA LOAM
SITE IN LAWN AND SHRUBS
NO EXISTING BUILDINGS ON SITE

THE MEADOWS BUILDING
PART OF THE
REMAINDER OF
ARCELA BLOCK A
SECTION ONE
STRATFORD
8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
CENSUS TRACT 4085.05
WATERSHED 24
SUBSEWER 37
DEED REF GILBERT 2192-146
PROP. NO 1800014887

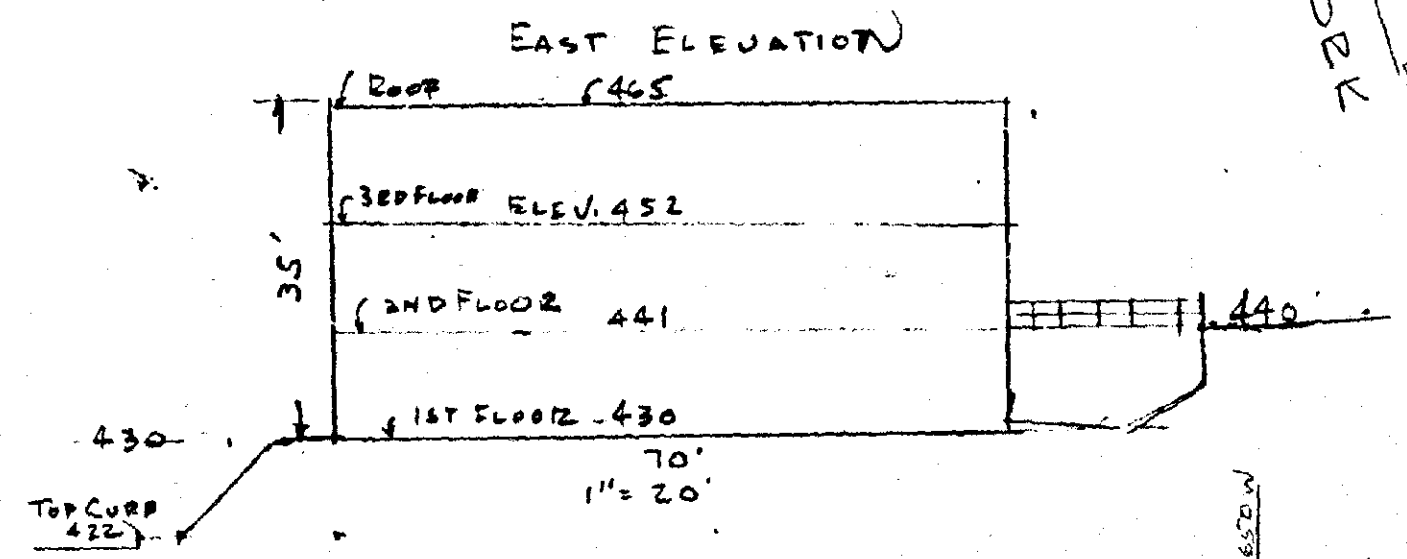
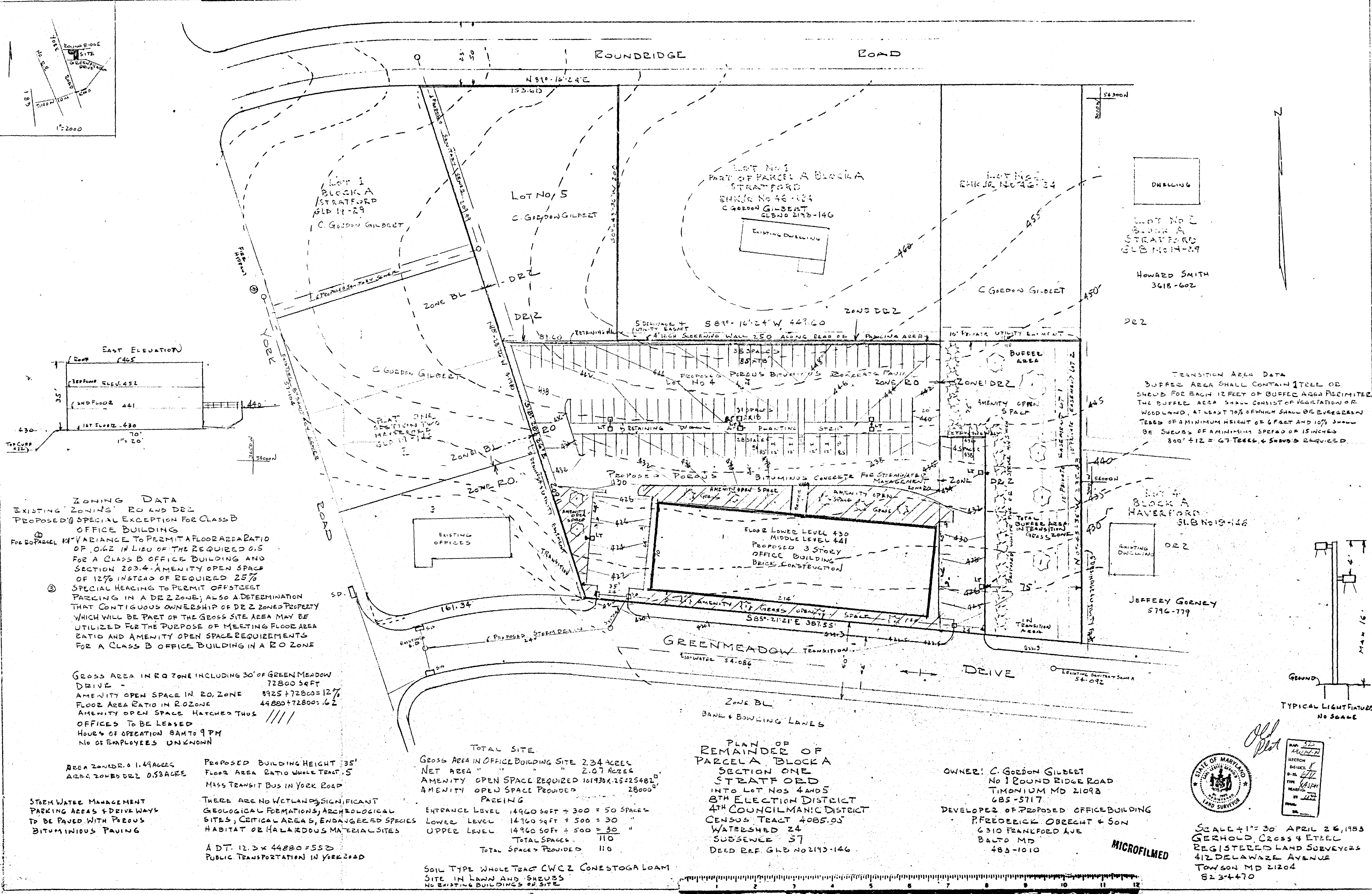
OWNER: C. GOLDEN GILBERT
NO 1 ROUND RIDGE ROAD
TIMONIUM MD 21093
685-5717
DEVELOPER OF PROPOSED OFFICE BUILDING
P. FREDERICK OBRECHT & SON
6310 FRANKFORD AVE
BALTO MD
483-1010

PETITIONER'S
EXHIBIT 1



REVISED NOV 8 1983
REVISED AUGUST 16, 1983
REVISED JUNE 8, 1983
SCALE 1" = 30' APRIL 26, 1983
GERHOLD, CRANE & EVELL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MD 21204
823-4470
MICROFILMED

Nov. 13, 1983
Revised Plans
Sheet #219



ZONING DATA
EXISTING ZONING: RO AND DR2
PROPOSED SPECIAL EXCEPTION FOR CLASS B OFFICE BUILDING
① VARIANCE TO PERMIT A FLOOR AREA RATIO OF 0.62 IN LIEU OF THE REQUIRED 0.5 FOR A CLASS B OFFICE BUILDING AND SECTION 203.4 AMENITY OPEN SPACE OF 12% INSTEAD OF REQUIRED 25%
② SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A DR2 ZONE; ALSO A DETERMINATION THAT CONTIGUOUS OWNERSHIP OF DR2 ZONED PROPERTY WHICH WILL BE PART OF THE GROSS SITE AREA MAY BE UTILIZED FOR THE PURPOSE OF MEETING FLOOR AREA RATIO AND AMENITY OPEN SPACE REQUIREMENTS FOR A CLASS B OFFICE BUILDING IN A RO ZONE

GROSS AREA IN RO ZONE INCLUDING 30' OF GREENMEADOW DRIVE - 72800 SQFT
AMENITY OPEN SPACE IN RO ZONE 8925 + 72800 = 12%
FLOOR AREA RATIO IN RO ZONE 44800 + 72800 = 0.62
AMENITY OPEN SPACE HATCHED THUS
OFFICES TO BE LEASED
HOURS OF OPERATION 8AM TO 9PM
NO. OF EMPLOYEES UNKNOWN

AREA ZONED DR2 1.49 ACRES
AREA ZONED DR2 0.58 ACRES

STORM WATER MANAGEMENT
PARKING AREAS & DRIVEWAYS
TO BE PAVED WITH POROUS
BITUMINIOUS PAVING

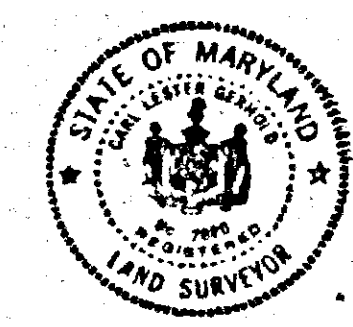
PROPOSED BUILDING HEIGHT 35'
FLOOR AREA RATIO WHOLE TRACT .5
MASS TRANSIT BUS IN YORK ROAD
THERE ARE NO WETLANDS, SIGNIFICANT
GEOLOGICAL FORMATIONS, ARCHAEOLOGICAL
SITES, CRITICAL AREAS, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIAL SITES
A DT. 12.3 x 44880 = 552
PUBLIC TRANSPORTATION IN YORK ROAD

TOTAL SITE
GROSS AREA IN OFFICE BUILDING SITE 2.34 ACRES
NET AREA " " 2.07 ACRES
AMENITY OPEN SPACE REQUIRED 101930 x .25 = 25482
AMENITY OPEN SPACE PROVIDED 28000
PARKING
ENTRANCE LEVEL 14960 SQFT + 300 = 50 SPACES
LOWER LEVEL 14960 SQFT + 500 = 30
UPPER LEVEL 14960 SQFT + 500 = 30
TOTAL SPACES 110
TOTAL SPACES PROVIDED 110

SOIL TYPE WHOLE TRACT CWCZ CONESTOGA LOAM
SITE IN LAWN AND SHRUBS
NO EXISTING BUILDINGS ON SITE

PLAN OF REMAINDER OF PARCELA BLOCK A SECTION ONE STRATFORD INTO LOT NOS 4 AND 5 8TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT CENSUS TRACT 4085.05 WATERSHED 24 SUBSEWER S7 DEED REF GLB NO 2193-146

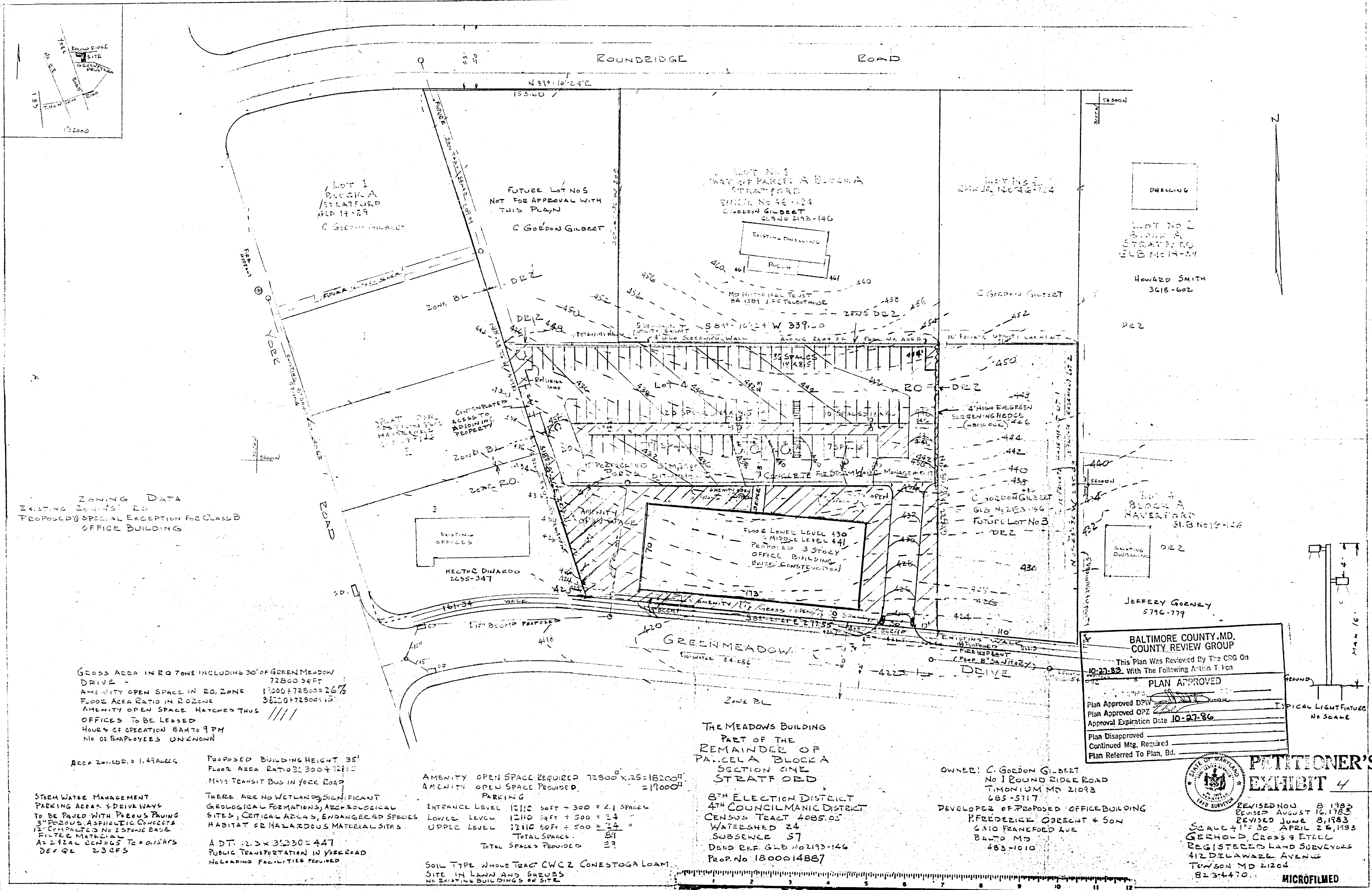
OWNER: C. GORDON GILBERT
NO 1 ROUND RIDGE ROAD
TIMONIUM MD 21093
685-5717
DEVELOPER OF PROPOSED OFFICE BUILDING
P. FREDERICK OBRECHT & SON
6310 FRANKFORD AVE
BALTO MD
483-1010



SCALE 1" = 30' APRIL 26, 1983
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON MD 21204
823-4470

MICROFILMED

TYPICAL LIGHT FIXTURE
NO SCALE



**PETITIONER'S
EXHIBIT 4**

REVISÉD NOV 8 1983
 REVISÉD AUGUST 16, 1983
 REVISÉD JUNE 8, 1983
 SCALE 4" = 30' APRIL 26, 1993
 GERHOLD, CROSS & ET AL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVENUE
 TOWSON MD 21204
 823-4470

MICROFILMED

PETITION FOR SPECIAL EXCEPTION 74-145-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Paul F. Obrecht, Jr.

(Type or Print Name)

Signature

6310 Frankford Avenue

Address

Baltimore, Maryland 21206

City and State

Attorney for Petitioner:

John B. Howard

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Telephone No.: 823-4111

City and State

Legal Owner(s):

C. Gordon Gilbert

(Type or Print Name)

Signature

Cardelia P. Gilbert

(Type or Print Name)

Signature

1 Roundridge Road

Address

Timonium, Maryland 21093

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard

Name 210 Allegheny Avenue

Towson, Md. 21204

Address

Phone No. 823-4111

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

October, 1983, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, the property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 6th day of December, 1983, at 10:00 o'clock

A.M.

Signature

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Md. 21204

Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of October, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner C. Gordon Gilbert, et ux
Petitioner's Attorney John B. Howard, Esquire

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 29, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 249 - Case No. 84-145-X
Petitioner - C. Gordon Gilbert, et ux
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct an office building on this vacant wooded lot, this hearing is required. The comments that are included as part of this file from the meeting on July 8, 1983, were those written based on the original site plan submitted. The request at that time also included a special hearing and variances. However, since the site plan was revised, only a special exception is required.

The revised comments based on the new site plan are also included for your review.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



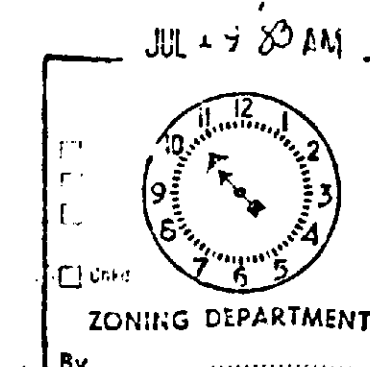
PETITION AND SITE PLAN

EVALUATION COMMENTS

COUNTY REVIEW GROUP MEETING

Tuesday, July 8, 1983

MEADOWS BUILDING



ZONING DEPARTMENT

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Department of Public Works
Norman E. Gerber - Office of Planning
Susan Carrell - Office of Planning
Diana Itter - Office of Zoning
Greg Jones - Traffic Engineering
Glenn B. Jones - Health Department
Paul Obrecht - Developer
F. Obrecht - Developer
Ross Kenny - Developer
John B. Howard - Attorney for Developer
Carl Gerhold - Engineer for Developer
Thomas Carlson - Architect

*Attachment - List of Interested Citizens

Mr. Benson called this meeting to order at 9:00 a.m.

Mr. Carl Gerhold, developer's engineer, presented the plan. This tract consists of RO and DR 2 zoning. They propose to use a portion of the DR 2 zoning for entrance and parking. Remaining DR 2 zoning will be used as a buffer. Two entrances are being provided to serve this site. They propose to construct a 3-story office building within this tract. Public water and sewer exists to serve this building. Green Meadow Drive is an existing improved road.

Diana Itter presented written comments from the Office of Zoning. In order for the Zoning Commissioner to grant a special exception for a Class B Office Building, the petitioner must meet the requirements of Section 502 and the legislative intent of the RO zone Section 203.2. "The RO zoning classification is established . . . to accommodate houses converted to office buildings and some small Class B office buildings in predominately residential areas. . . It is intended that buildings and uses in RO zones shall be highly compatible with the present or prospective uses at nearby residential property." It is the policy of this office to allow access to an R.O. site through a DR zone only if that is the site's sole means of access. Therefore, it is suggested that the driveway which is located in the DR 2 zone be eliminated and that the parking area be redesigned to replace some of the parallel parking spaces which will be eliminated. If the driveway remains in the DR 2 zone, the special hearing must be amended to include a determination as to whether access should be permitted in a

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: November 15, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: C. Gordon Gilbert, et ux
84-145-X

Please consider the memoranda and minutes of the CRG to be the comments of this office.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

MEADOWS BUILDING

-2-

July 8, 1983

DR 2 zone. Elevation drawings must be provided to indicate the highest and lowest elevations of the building and type of roof and location of the sign should be shown on the plan. The size of the sign permitted in an RO zoning is 8 square feet on the building wall. The site plan is satisfactory only in the event that the Zoning Commissioner grants a special exception, special hearing, and variances. The amenity open space requirement should be provided in the RO zoning and the floor area ratio should be based on the gross acreage of the RO zone site. This property is subject to reclassification and special exception hearing.

Susan Carrell presented written comments from the Office of Planning. Under the provisions of Section 22-104 of the Development Regulations, the development of a property in RO zoning shall be designed to achieve compatibility with the surrounding use, tree preservation and an amenity open space for the neighborhood. It is, therefore, the responsibility of the CRG on the design within an RO zone site. The RO zone is proposed to serve as a transition between intensity of non-residential development and existing neighborhoods. Office development shall be contained within the RO zone. The plan should be redesigned so that the requirements for parking, driveways, amenity open space, floor ratio, etc., can be met within the RO zone area. The existing dwelling located within Lot 1 is on the Maryland Historical Trust Inventory and should be noted on the plan. This proposal should be screened by landscaping from this historical dwelling. The parking space along the driveways should be restudied and possibly relocated. Developer's engineer to indicate the ownership on all adjacent properties. A plat is required for this site and a landscape plan must be submitted with the building application.

Greg Jones presented written comments from Traffic Engineering. An easement or some type of access should be provided through this site to serve the unimproved properties fronting on York Road to reduce or eliminate access to York Road. The westernmost access to Green Meadow Drive to be improved with a 30' wide entrance. Glen Bittner presented written comments from the Health Department. The Environmental Effects Report has been submitted and has been conditionally approved subject to restrictions outlined in their written comments.

The Department of Permits and Licenses submitted written comments. The plan does not show handicap parking sign location for each space, curb cuts, or elevator location access for the handicapped. The developer's engineer is being made aware that handicap walks shall not exceed a grade of 1 to 20 and all ramps shall comply with B.O.C.A. code. The location of the walks will affect the location of the elevator and entrance. Permits are required for retaining wall, grading, paving, and other improvement

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of December, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Gerhold, Cross and Etzel, revised November 8, 1983, as approved by the County Review Group on October 27, 1983, and marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The primary entrance shall be on the north side of the building.
2. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division.
3. No building permits shall be issued until the expiration of any and all appeal periods.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE December 13, 1983
BY May Conroy (Clerk)

MEADOWS BUILDING

-3-

July 8, 1983

Bob Covahey presented written comments from Developers Engineering Division. Permits are required for entrances to serve this site and sidewalks are required for this frontage. Storm water management and sediment control requirements apply in this development. Public water and sewer exist and can be made available by connections. All storm drain improvements shall be developer's full cost responsibility.

CITIZENS' COMMENTS

Mrs. DiNardo stated that she was concerned about the use of the building and the construction of this type of building within this general area. She also was concerned about the traffic that this building would generate on the heavily travelled Green Meadow Drive.

The CRG Committee advised Mrs. DiNardo that Green Meadow Drive is a collector road and should be adequate to carry the increased traffic. The size of the building, etc., will be restudied as stated by the Office of Planning with regard to compatibility to the area.

Mr. Howard Smith expressed concern about the use of the DR 2 zone and any other use than a buffer zone and would request that this DR 2 zone be retained completely as a buffer zone.

The CRG Committee advised that this plan would have to be restudied by the Developer's engineer with reference to Office of Planning comments.

It was stated by the CRG that this plan must be restudied and/or redesigned so that the requirements for parking, driveways, amenity open space, and floor ratio can be met within the RO zone. This plan must be designed to achieve compatibility with surrounding use. A continued meeting will be required for this project.

The meeting was adjourned at 10:30 a.m.

MEADOW BUILDING
July 9, 1983
9:00 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

Neighbors:

STORY IN

Howard J. Smith
Regent J. L. Harris
Dr. Hector DiNardo

11 Roundridge Rd.
T. Minium.
2 Greenmeadow Ln.
T. Minium, MD.
2215 Dalwood Rd.
T. Minium, MD.
21093

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton

DATE: July 7, 1983

FROM: Gregory M. Jones

SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Meadows Building	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT	9	DEVELOPMENT PLAN	
LOCATION	York Road and Greenmeadow Drive	RECORD PLAT	

An easement should be provided through the Meadows Building Property to provide access to the lots on York Road. The westernmost entrance on Greenmeadow Drive needs to be 30ft. wide to serve the traffic from the lots on York Road.

GLJ/ccm

Gregory M. Jones
Traffic Engineer II

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: July 5, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Meadows Building
PROJECT NUMBER: #83085
LOCATION: N/S Greenmeadow Drive,
161' E. of York Road
DISTRICT: 824

The Plan for the subject site, dated April 26, 1983 with the latest revision dated June 8, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

If the Director of Public Works determines that the required public improvements are minimal, the Public Works Agreement may be waived, and the Applicant may proceed by posting security in lieu thereof.

The Plan is recommended for approval, subject to compliance with these comments.

Project #83085
Meadows Building
Page 2
July 5, 1983

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Project #83085
Meadows Building
Page 3
July 5, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Permission to obtain a metered water connection and to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The need for additional fire protection will be determined by the Baltimore County Fire Department.

Ed A. McDonough
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

ENR:REC:SS

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Joseph A. Warfield, C.R.G.

Date: June 17, 1983

Dept. of Public Works

Mr. Charles E. Burnham, Chief

Building Plans Review

Meadows Building, Dist. 805

SUBJECT: N/S Greenmeadow Drive, 161' E. of York Road

1. Plans do not show Handicapped Parking sign locations for each space, curb cuts or elevator location accessibility for the handicapped.
2. Also, it appears an exit may possibly be required near each end of the structure depending on the interior layout. This should be indicated on the plans in case it interferes with the grass open spaces required.
3. A separate permit is required for retaining walls, grading, paving, and other improvements. Plans being submitted for permits for retaining walls shall be signed and sealed by a professional engineer registered in the State of Maryland. Construction plans for the structure also require the seal and signature of a professional architect or engineer registered in Maryland.
4. The designer shall be aware that the handicapped walks shall not exceed a grade of 1 to 20 and ramps shall comply with Table 815 of B.C.C.A. 1981 Edition, concerning building access. This will affect the elevator location and entrance.

djl

MAR 26 1983

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: July 7, 1983
PROJECT NAME: THE MEADOWS BUILDING
PLAN: XXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-249 C-3
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve compatibility with surrounding uses, tree preservation and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination on the design of an R.O. site. The R.O. zone is supposed to serve as a transition between the intensity of non-residential development and the existing neighborhood. This office has reviewed the subject plan and has concluded that the development as proposed is not compatible with the neighborhood for the following reasons:

1. The office development should be contained within the area zoned R.O., which is the area intended for office use. The R.O. zoning was granted on the 1980 Comprehensive Zoning Maps by the County Council as requested by the property owner. The establishment of the R.O. zoning line was intended to define the limits of office use. The plan should be re-designed so that the requirements for parking, driveways, amenity open space, floor area ratio etc. can be met within the R.O. zoned area.
2. The parking area must be heavily screened and landscaped from the residential properties on the south side of Roundridge Road, particularly lot No. 1. Even though these properties are the same ownership at this time, they should be protected from the intrusion of the parking area.
3. More information is required with respect to the character of the proposed building.

The existing dwelling on Lot No. 1 is on the Maryland Historical Trust Inventory No. 84-1589 under the title "J.F.C. Talbot House", and should be so noted on the plan. The Landmarks Preservation Commission has reviewed this plan and comments that since this house is a prominent feature of the Timonium Fairgrounds Area, this development should be screened by landscaping from this well designed house.

The parallel parking spaces located along the driveways should be restudied and possibly relocated. Parallel parking here may cause a traffic flow and circulation problem.

The adjacent vacant commercial property is part of this ownership. Additional information regarding the intended future use of this property is required. The possibility of an access easement between the commercial sites and this office site should be studied. The State Highway Administration has expressed concern regarding the number of access points and site distance considerations on York Road.

THE MEADOWS BUILDING
VIII-249
CRG Comments

Since this site is partially wooded, it is recommended that the developer contact the Maryland Forest Service, which offers assistance to developers. The Urban and Community Forester, Patrick Jockley, may be reached at 665-5820. The service is located at 9405 Old Harford Road.

According to the Baltimore County Soil Survey, soil Csc2 has severe limitations for development of streets and parking lots due to slope. Adequate measures which would mitigate the effects of this limitation will be required prior to approval of a plat or building permit. It is the intended purpose to identify soil limitations on the plan and mitigative measures may be addressed in subsequent processing phases.

A plat is required.

A landscape plan should be submitted with the building permit application.

The property is located in a traffic area controlled by a "D level intersection", York Road and Timonium Road, and it is possible that as conditions change traffic capacity may become more limited. The Basic Services areas which determine traffic deficiency will be re-evaluated by the Planning Board in October, 1983, and new maps will be adopted by the County Council in December, 1983. The Basic Services Areas are re-evaluated annually. Issuance of building permits in the future may be determined by the constraints of re-evaluation of deficient areas.

Eugene A. Bober
Chief, Current Planning & Development

EAB:ph

CARL L. GERHOLD
PAUL F. CROSS
JOHN F. ETZEL
WILLIAM D. HANCOCK
GORDON T. LANDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

September 28, 1983

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the north side of Greenmeadow Drive at the distance of 161.34 feet measured along the north side of said Drive from the East side of York Road and running thence and baring on the north side of Greenmeadow Drive, South 85 degrees 21 minutes 21 seconds East 277.55 feet, thence leaving said Drive and running the three following courses and distances viz: North 0 degrees 50 minutes 59 seconds West 225.13 feet, South 89 degrees 16 minutes 24 seconds West 339.60 feet and South 18 degrees 28 minutes 26 seconds East 209.11 feet to the place of beginning.

Containing 1.49 Acres of land more or less.



REVISED PLAN
OCT 24 RECD

John H. 249

PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception

LOCATION: North side of Greenmeadow Drive, 161.34 ft. East of York Road

DATE & TIME: Tuesday, December 6, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building

All that parcel of land in the Eighth District of Baltimore County

Being the property of C. Gordon Gilbert, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

November 7, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
N/S Greenmeadow Dr., 161.34' E
of York Rd.
C. Gordon Gilbert, et ux - Petitioners
Case No. 84-145-X

TIME: 10:00 A.M.

DATE: Tuesday, December 6, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Paul F. Obrecht, Jr.
6310 Frankford Avenue
Baltimore, Maryland 21206

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 12, 1983

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of Greenmeadow Drive, 161.34' E of
York Rd. - 8th Election District
C. Gordon Gilbert, et ux - Petitioners
NO. 84-145-X (Item No. 249)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

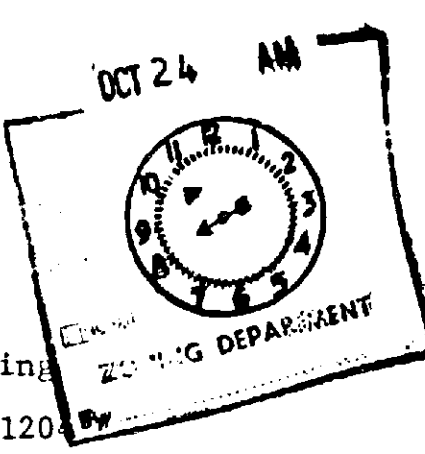
cc: Dr. and Mrs. Hector DiNardo
2215 Dalewood Road
Timonium, Maryland 21093

John W. Heslian, III, Esquire
People's Counsel

23-2274
Approved by
Council

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

October 21, 1983



Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
County Courts Building
P.O. Box 6754
Towson, Maryland 21204

RE: C. Gordon Gilbert et ux
Item No. 249

Dear Mr. Jablon:

Please withdraw Petitioner's Petition for Special Hearing and Petition for Zoning Variance, filed on May 18, 1983.

Petitioner still seeks a Special Exception for a Class B office building which was also filed on May 18, 1983.

Thank you for your attention to this matter.

Sincerely,

John B. Howard

JBH:mt

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

Re: C. Gordon Gilbert, et ux
Item No. 249

Dear Mr. Howard:

In acknowledging your letter of October 21, 1983, this will confirm the withdrawal of the Special Hearing and Variance petitions for the subject matter.

In reference to the Special Exception petition filed with the above petitions, you will be notified in writing as to the date and time of the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

AJ:aj

BALTIMORE COUNTY, MARYLAND No. 117376

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 5/18/83 ACCOUNT 01-615-000

AMOUNT \$ 750.00

RECEIVED FROM Cook, Howard, Downes, Tracy

FOR Filing fee for Item 249

(C)

031*****2500010 5102A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: July 8, 1983
PROJECT NAME: The Meadows Building
PLAN:
LOCATION: N/S of Greenmeadow Drive
DEVELOPMENT PLAN:
DISTRICT: 8th Election District
PLAT:

1. The property in question was the subject of a reclassification and special exception hearing (Case No. R-79-9X and R-79-198-X in which the Board of Appeals denied the reclassification from D.R.2 to D.R.16 on the subject property, and the special exception became moot. Consequently the 1980 Comprehensive Maps rezoned the parcel to R.O. The following petition (Item 249) was filed on 5/18/83: A special exception for a Class B Office Building, variances to the floor area and amenity open space ratios and a special hearing to determine whether D.R. zoned land maybe used in order to meet the minimum floor area and amenity open space requirements and to permit parking in a residential zone.
2. The amenity open space required should be provided in the R.O. zone and the floor area ratio should be based on the gross acreage of the R.O. zoned site.
3. It should be noted that in order for the Zoning Commissioner to grant a special exception for a Class B Office Building the petitioner must meet the requirements of Section 502 and the legislative intent of the R.O. zone Section 203.2. "The R.O. zoning classification is established...to accommodate houses converted to office buildings and some small Class B office buildings in predominately residential areas....It is intended that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses at nearby residential property."
4. It is the policy of this office to allow access to an R.O. site through a D.R. zone only is that is the site's sole means of access. Therefore, it is suggested that the driveway which is located in the D.R. 2 zone be eliminated and that the parking area be redesigned to replace some of the parallel parking spaces which will be eliminated. If the driveway remains in the D.R. 2 zone, the special hearing must be amended to include a determination as to whether access should be permitted in a D.R.2 zone.

7/32bac

The Meadows Building
N/S Greenmeadow Drive
8th Election District
Page 2

5. Elevation drawings must be submitted which indicate the highest and lowest elevation of the building, the type of roof, and height of building.
6. The permitted signage in R.O. is 8 square feet on the building wall. The size and location of the sign should be shown on the plan.
7. The site plan is satisfactory only in the event that the Zoning Commissioner grants the special exception, special hearings and variances.

DI:bac

Diana Titter
DIANA TITTER
Zoning Associate III

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Meadows Building
Subdivision Name, Section and/or Plat
P. Frederick Chant & Son
Developer and/or Engineer
Watershed No. of Lots or Units Acreage
Public Public
Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.
- Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats. are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.
- X Public sewers must be utilized and/or extended to serve the property.
- No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.
- Wells must be located a minimum distance of from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.
- X Public water must be utilized and/or extended to serve the property.
- Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.
- Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

- X A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted. must be updated. can be waived. must be revised. was been submitted and conditionally approved.
- A Water Appropriation Permit Application must be submitted. Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.
- The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.
- X This plan can be approved as submitted.
- This plan cannot be approved at this time. See checked revisions and/or comments.

S. B. Titter

SS 762
P/CS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford
FROM: Donald E. Brand
SUBJECT: MEADOWS BUILDING
MEG. MEETING: July 8, 1983

PLAN REVIEW NOTES

1. Plan states porous paving will be used for parking areas and driveways.

RESPONSES

The Environmental Effects Report is approved subject to the following conditions:

1. The following restrictions on the use of the property will be recited on the plat as covenants running with the land and signed by the owner and provide for enforcement by Baltimore County.
 - A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will follow and not exceed recommendations of the University of Maryland Cooperative Extension Services.
 - E. The porous pavement and subgrade will be maintained as a porous pavement infiltration device. No other pavement or subgrade will be used. Porosity will be maintained by regular sweeping, as set forth above.

DEB:jms

cc: R. Powell

COUNTY REVIEW GROUP MEETING
Thursday, October 27, 1983

THE MEADOWS BUILDING

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober - Office of Current Planning
Susan Carrell - Office of Planning
Diana Titter - Office of Zoning
Greg Jones - Traffic Engineering
Robert Covahay - Developers Engineering Division
Carl Gerhold - Gerhold, Cross & Etzel
*Attachment - List of Interested Citizens

The meeting was called to order by Mr. Benson, Chairman of the County Review Group, at 9:30 a.m. Mr. Benson explained that this was a continued meeting from July 8, 1983, and the issues in question were addressed: 1) amenity open space; 2) floor ratio to be met within the RO zoning; 3) driveway location; 4) parking; 5) design to be compatible with surrounding areas.

Mr. Carl Gerhold presented the plan. All issues had been resolved and the building has been reduced in size. All facilities are located within RO zoned areas and no variances are being requested within this site.

Mr. Eugene Bober, co-chairman of the CRG, summarized all of the written comments submitted from the Dept. of Permits & Licenses, Developers Engineering Division, Office of Planning, Office of Zoning, Dept. of Traffic Engineering. Mr. Bober's summary is as follows: The plan is satisfactory to Dept. of Traffic Engineering.

The revised plan meets Office of Zoning requirements, and variances and special exception petitions have been withdrawn.

The revised plan is generally satisfactory as it pertains to the requirements of the Office of Planning. Previous comments of July 7, 1983 are still valid.

Developers Engineering Division advises that 10' perimeter drainage and utility easement previously requested would not be required. Public sanitary sewer extension will be required in Green Meadow Drive across the frontage of Lot 3 to serve this building.

Dept. of Permit & Licenses advises that the elevator shall be accessible to all handicapped to provide access to all floors from the entrance level. Handicap parking places are to be noted at the site. Curb cuts and ramps are to be provided.

MEADOWS BUILDING

-2-

October 27, 1983

CITIZENS' COMMENTS

Dr. Rehreiber was concerned about the location of the access road to this site on Green Meadow Drive and felt it should be shifted to the east. This would permit parking on Green Meadow Drive with regard to the existing office building. He also would like a building relocated and parking places along the frontage of the building and adjacent Green Meadow Drive.

Traffic Engineering stated that the proposed entrance is satisfactory as shown. change in the entrance location would be developer's decision.

Mr. Howard J. Smith stated that he would like the building to be constructed adjacent to Green Meadow Drive as shown on the proposed plan along with the parking as shown. He further would like landscaping to be done as requested at the previous meeting as there are residential homes to the north and east of this property.

Written comments from the aforementioned agencies were given to the developer and sloper's engineer.

Developer was requested to restudy the plan concerning the citizens' concerns, and plan was approved and signed by the Dept. of Public Works and Office of Planning.

The meeting was adjourned at 10:15 a.m. GJS

MEADOWS BUILDING
October 27, 1983
9:30 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

SEEN BY

Name

Mr. H.P. Divado
Mr. D. Wood
Mr. G.F. Rehreiber
Howard J. Smith

Address

2 Greenmeadow
2 Greenmeadow
11 Roundly Rd.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph Warfield, Sr. R. G. Date: October 6, 1983
FROM: Mr. Charles E. Burman, Plans Review CRG
SUBJECT: "The Meadows Building"
District 8, Prec. 4
N/S Greenmeadow Dr.

1. This project has been commented on prior to this submittal, there have been amendments to the site plan now under review, to update to those comments, the following comments should be observed.
2. The elevator shall be accessible to the handicapped to provide access to all floors from the entrance level. This has not been shown on the plans.
3. The plan shall also illustrate or denote an approved parking sign for each handicapped space, curb cuts, ramp ratio, etc. etc.
4. Retaining walls, elevators, grading, area lighting and other improvements to the property may require separate permits. Further information may be obtained at Room 100, 111 W. Chesapeake Avenue, Towson, 21204.
5. A review of the architectural and structural and mechanical work, excluding electrical wiring and plumbing, will be performed using the 1981 BOCA Basic Building Code, the 1981 Basic mechanical Code, the 1981 Basic Energy Code, all as amended under Bill 4-82 when a building permit is applied for.

All drawings shall be signed and sealed by Professional Architect/Engineer, registered in the State of Maryland when applying for a permit. Five copies of the plans review data sheet, obtainable in Room 100 will also be required to be signed and sealed by the professional of record.

cc: Nick C. Modari, Zoning Dept.

RECEIVED
OCT 7 1983

BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: October 21, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: The Meadows Building
PROJECT NUMBER: #831
LOCATION: N/S Greenmeadow Drive,
161' E. of York Road
DISTRICT: 8C4

The Plan for the subject site, dated April 26, 1983 with the latest revision dated August 16, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The Plan is satisfactory pending conformance with the following comments.

Unless superseded by these comments, the original comments dated July 5, 1983 remain valid for all requirements for which a specific waiver has not been granted.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The 10-foot perimeter drainage and utility easement previously requested will not be required.

Reinforced concrete culvert pipe must be used for the storm drains in Greenmeadow Drive unless special conditions dictate the use of metal pipe.

WATER AND SANITARY SEWER COMMENTS:

A public sanitary sewer extension will be required in Greenmeadow Drive across the frontage of future Lot #3 to serve the proposed office building.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water, main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Project #83085
The Meadows Building
Page 2
October 21, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

If a 4-inch or larger water service is required for this proposed office building, installation must be made under the Baltimore County Private Contract System and a construction drawing will be required.

EM:REC:ss

cc: File

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: October 25, 1983

CONTINUED CRG MEETING

PROJECT NAME: The Meadows Building PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-289 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the revised plan dated August 16, 1983 and has the following comments:

The revised plan is generally satisfactory as it pertains to the requirements of this office.

Previous comments dated July 7, 1983, regarding the requirement for a plat and a landscape plan are still applicable.

Susan Carrell

Susan Carrell
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 10/27/83
FROM: ZONING

PROJECT NAME: The Meadows Building PLAN: /
LOCATION: N/S Greenmeadow Drive DEVELOPMENT PLAN:
DISTRICT: 8th Election District PLAT:

1. The revised plan generally meets zoning requirements. The variances and special hearing petition have been withdrawn. The special exception hearing will be scheduled after CRG approval.
2. It should be noted that the average height is determined by averaging the lowest and highest grade, not the first floor elevation. Provided this average height is 35 feet or less the plan is acceptable.
3. Previous comments regarding the legislative intent of the R.O. zone and signage are still applicable.

DIANA LITTE
Zoning Associate III

DI:bsc

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton DATE: October 25, 1983

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: The Meadows Building C.R.G. PLAN X
PROJECT NUMBER & DISTRICT 8C4 DEVELOPMENT PLAN
LOCATION: Greenmeadow Road and York Road RECORD PLAT

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
Acting Deputy Director

CRM/GMJ/ccm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 14, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: C. Gordon and Cordelia P. Gilbert

Location: N/S Greenmeadow Drive 161.34' E. of York Road

Item No.: 249

Zoning Agenda: Meeting of May 31, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] 9-14-83 Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/nbl/cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 31, 1983

RE: Item No: (249) 250, 251, 252, 253
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp